WARRANTY DEED

Karen Johnson Davidson County
Batch# 342625 DEEDWARR
01/13/2020 02:51:22 PM 2 pgs
Fees: $13.00 Taxes: $3,622.30

20200113-0004580

Y-KW-19-1022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $979,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth Sirls and Cynthia Sirls	new owner	
(NAME)	(NAME)	**105-09-0-331.00**
1022 Acklen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1022 ACKLEN REAL ESTATE JOINT VENTURE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH SIRLS AND CYNTHIA SIRLS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the West 41 feet of Lot No. 46 of Block 20 on the Map of A.V. Jones Subdivision, of record in Book 57, Page 147, Register' s Office for said County.

Said part of Lot No. 46 fronts 41 feet on the North side of Acklen Avenue, formerly Prospect Avenue, and runs back between parallel lines and along the East margin of 11th Avenue South, 150 feet to an alley.

Being the same property conveyed to 1022 Acklen Real Estate Joint Venture by Warranty deed from Theo Taylor, Jr. unmarried of record in Instrument No. 20180606-0054422 Register's Office for Davidson County, Tennessee, dated June 4, 2018 and recorded on June 6, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of a Public Utility Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4422, Page 719, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1022 Acklen Avenue, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 10th DAY OF JANUARY, 2020.

1022 Acklen Real Estate Joint Venture

BY: Elizabeth Dantus by Erica Shaw Attorney-In-Fact
Elizabeth Dantus by Erica Shaw, Attorney-In-Fact

Clivins Dantus by Erica Shaw Attorney-In-Fact
Clivins Dantus by Erica Shaw, Attorney-In-Fact

Aziza Sackett by Erica Shaw Attorney-In-Fact
Aziza Sackett by Erica Shaw, Attorney-In-Fact

Curtis Sackett by Erica Shaw Attorney-In-Fact
Curtis Sackett by Erica Shaw, Attorney-In-Fact

Erica Shaw

Andrew Shaw by Erica Shaw Attorney-In-Fact
Andrew Shaw by Erica Shaw, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERICA SHAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of 1022 ACKLEN REAL ESTATE JOINT VENTURE, ELIZABETH DANTUS AND CLIVINS DANTUS, AZIZA SACKETT AND CURTIS SACKETT, AND ANDREW SHAW, and who acknowledged he/she/they executed the same as the free act and deed of the said 1022 ACKLEN REAL ESTATE JOINT VENTURE, ELIZABETH DANTUS AND CLIVINS DANTUS, AZIZA SACKETT AND CURTIS SACKETT, AND ANDREW SHAW.

Witness my hand and official seal, this the 10th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERICA SHAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212