Karen Johnson Davidson County
Batch# 375612 DEEDWARR
03/20/2020 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $754.80
20200320-0031065

return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $204,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2020

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Amy Bream		069-16-0-082.00
1624 Ashton Ave	New Owner	
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

4 Tentacle Group, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Bream, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of Subdivision of A.T. Putman's 7-1/2 acre tract, not of record, described according to survey made by John M. Sullivan, County Surveyor, October 5, 1946, as follows:

BEGINNING on the southerly margin of Ashton Avenue at the northwest corner of the property conveyed to William J. Rigsby and wife, by deed from Ezra G. Allen and wife, of record in Book 3218, Page 565, said Register's Office, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots South 31-1/2 degrees East 224.3 feet to the northerly line of the United States Government property; thence with said line westerly 70 feet; thence northerly 224.4 feet to the southerly margin of Ashton Avenue; thence with the same easterly 70 feet to the beginning.

BEING the same property conveyed to 4 Tentacle Group, LLC, a Tennessee limited liability company, by Warranty Deed from James C. Humphrey, Jr. and Rebecca M. Reynolds, as heirs at law of James C. Humphrey, deceased, dated 2/13/2019 and recorded 2/14/2019 in Instrument Number 20190214-0014067, Register's Office for Davidson County, Tennessee.

Prior Source of Title: BEING the same property previously conveyed to James C. Humphrey and wife, Bobby J. Humphrey by Warranty Deed from Cleland E. Joyner (joined by his wife, Myrtle Ray Joyner), dated 3/30/1988 and recorded 4/5/1988 in Book 7507, Page 904, Register's Office for Davidson County, Tennessee.

The said Bobby J. Humphrey is reported to have died on 3/7/1993.

The said James C. Humphrey (aka James Carl Humphrey) died intestate on 10/4/2005. Pursuant to Affidavits of Heirship recorded 2/14/2019 in Instrument Numbers 20190214-0014065 and 20190214-0014066, his sole heirs at law are his two children, Rebecca M. Reynolds and James Carl Humphrey, Jr. The estate of James Carl Humphrey was also probated on 10/31/2005 in Docket No. 05P-1673 in the Seventh Circuit Court for Davidson County, Tennessee, and said probate file was administered and closed by Order to Close filed 10/13/2006.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 1624 Ashton Ave, Nashville, TN 37218.

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, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, her 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 19th day of March, 2020.

4 Tentacle Group, LLC

BY: _____
William J Maharidge, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for said State and County aforesaid, the within named William J Maharidge with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf of 4 Tentacle Group LLC, a Tennessee limited Liabiity company for the purposes therein contained, and who further acknowledged himself to be the Member and being authorized to execute this document on behalf of 4 Tentacle Group LLC, a Tennessee limited Liabiity company.

Witness my hand and official seal at Murfreesboro, Tennessee, this 19th of March, 2020.

_____
Notary Public

My Commission Expires: 3/23/21



Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

