Karen Johnson Davidson County
Batch# 407663 DEEDWARR
05/29/2020 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20200529-0055503

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-7143

File No. TE0006700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/23/2023 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC Sandra Hardwick County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
X5 Construction LLC	Franklin Synergy Bank	
(NAME) 101 Tibury Cr	(NAME) 722 Columbia Ave	091-08-0-260.00
(ADDRESS) Brentwood Tn 37028	(ADDRESS) Franklin Tn 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ashland Rentals, LLC. a Tennessee limited liability company, formerly known as Regal Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **X5 Construction LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Clifton Subdivision of Lot Nos. 3, 4, 5, and 6 of the Subdivision of certain lots on the Plan of Clifton, as of record in Plat Book 161, Page 80, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Regal Development, LLC a Tennessee Limited Liability Company by Quitclaim Deed from Regal Homes Co. a Tennessee Corporation, of record in Instrument No. 20190730-0074911, Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on July 30, 2019.

Parcel 2:

Land in Davidson County, Tennessee, being the Southerly 10 feet of Lot 2, all of Lot 3, and the Northerly 10 feet of Lot 4, of Block R, on the map of Subdivision of parts of Lots 19 and 20, Clifton Plan, called Plan No. 3, of West Nashville, not of record, described as follows:

Beginning on the Westerly margin of 40th Avenue North, formerly Clifton Avenue, at a point 50 feet South of the Southerly margin of Michigan Avenue; thence Westerwardly 115 feet to the Easterly margin of an alley, thence with said alley Southwardly 50 feet; thence Eastwardly 115 feet to the Westerly margin of 40th Avenue North; thence with said Avenue, Northwardly 50 feet to the beginning.

Being the same property conveyed to Ashland Rentals, LLC, a Tennessee limited liability company by Warranty deed from St. Luke A.M.E. Church in Trust for the African Methodist Episcopal Church of record in Instrument No. 20200228-0022647 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on February 28, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 933 42nd Ave N, Nashville, TN 37209 and 823 40th Ave N Nashville Tn 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22nd day of May, 2020.

Ashland Rentals, LLC,

By: Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Ashland Rentals, LLC, a Tennessee LLC, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand this 22nd day of May, 2020.

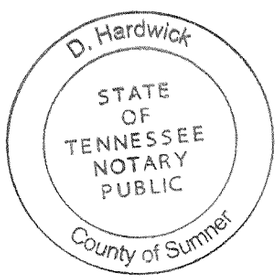
D. Hardwick

Notary Public

My commission expires: 5/23/2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206



True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

