PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 408515 DEEDWARR
06/01/2020 12:16:13 PM 2 pgs
Fees: $13.00 Taxes: $4,162.50

20200601-0056022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lary Michael Huth and wife,Beth P. Huth 2307 Knowles Avenue Nashville, TN 37204	New Owner	105 14 0 176.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tyne Enterprises LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lary Michael Huth and wife,Beth P. Huth,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 24 feet of Lot No. 8 and the northerly 28 feet of the easterly 150 feet of Lot No. 9 on the Map of Joseph Knowles' Subdivision of Block "D" in C. D. Eliott's Plan, as of record in Book 332, Page 48, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 24 feet on the westerly side of Royal Street and runs back between parallel lines 200 feet to an alley.

Said part of Lot No. 9 fronts 28 feet on the westerly side of Royal Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Tyne Enterprises, LLC, a Tennessee Limited Liability Company by Warranty Deed from Wiliam Cornelius Knox and wife, Jetaun Knox, dated 12/12/2018 and recorded 12/14/2018, of record in Instrument 201812140121661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2307 Knowles Avenue, Nashville, TN 37204

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/our hand(s) this the 28th day of May, 2020.

Tyne Enterprises LLC

BY: _____ Secretary
McLean T. Stinson, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared McLean T. Stinson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Secretary of Tyne Enterprises LLC , the within named bargainor, a limited liability company, and that he as such Secretary being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said McLean T. Stinson as such Secretary.

Witness my hand and official seal, this the 28th of May, 2020.

_____
Notary Public

My Commission Expires: 10/8/21

(SEAL)

