WARRANTY DEED

Karen Johnson Davidson County
Batch# 413662 **DEEDWARR**
06/12/2020 08:04:44 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20200612-0060172

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/2020

DIANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211

File No.: 2020050116

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Block	Richard Block	
(NAME) 1150 Shelton Ave	(NAME) 1150 Shelton Ave	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THOUSAND AND NO/100 Dollars ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EK REAL ESTATE SERVICES OF NY, LLC, A NEW YORK LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD BLOCK, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled the Plan of Resubdivision of Lots 26 thru 37 and Parcel "A" of Section 1, Shepardwood Subdivision, of record in Plat Book 4350, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EK REAL ESTATE SERVICES OF NY, LLC, A NEW YORK LIMITED LIABILITY COMPANY, by deed from EVERETTE MUSGRAVE AND PATRICIA ANN MUSGRAVE, of record in Instrument No. 20190212-0013217, dated February 11, 2019, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2718 Oakwood Ave, Nashville, TN 37207
(House No.) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SBHER-20215

Executed by my hand on this 5th day of June, 2020

EK Real Estate Services of NY, LLC
A New York limited liability company

By: Easy Knock, Inc., a Delaware corportion
Its: Member

Benjamin Black
President

State of New York

County of New York

On this 5th day of June, 2020, before me personally appeared Benjamin Black, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be an officer of Easy Knock, Inc. a Delaware corporation, the Sole Member of EK REAL ESTATE SERVICES OF NY, LLC, A NEW YORK LIMITED LIABILITY COMPANY, the within named bargainor, and that as such officers on behalf of sole Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal on this 5th day of June 2020.

Notary Public

My Commission Expires: 1-5-2024

PAUL COTTER
Notary Public, State of New York
No. 01CO6103636
Qualified in Ulster County
Commission Expires Jan. 5, 2024