WARRANTY DEED

Karen Johnson Davidson County
Batch# 430345 DEEDWARR
07/06/2020 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20200706-0072173

George Ziadeh
State of Tennessee
Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Belwood, LLC, a Tennessee limited liability company	New Owner	104-020-165.00; 104-020-175; 104-020-174.00
(NAME)	(NAME)	
7127 Crossroads Blvd, Suite 102		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 considerations, the receipt of which is hereby acknowledged, **Tennessee Turn Key Investments, LLC, a Utah limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Belwood, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT I
Land in Davidson County, Tennessee, being Lot No. 21, on the Revised Map of West End Park, as of record in Plat Book No. 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.
Said Lot No. 21 fronts 76 feet on the Northerly side of Belwood Avenue and runs back on the Easterly line 110.2 feet and on the Westerly line 75.2 feet to an alley and shows 92.8 feet on said alley, and is bounded on the West by the same alley.
TRACT II
Land in Davidson County, Tennessee, being Lot No. 1 Mills Subdivision, a Subdivision (Resubdivision) of Lot 132 on the Revised Map of West End Park of record in Plat Book 5190, Page 255, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
TRACT III
Land in Davidson County, Tennessee, being Lot No. 2 Mills Subdivision, a Subdivision (Resubdivision) of Lot 132 on the Revised Map of West End Park of record in Plat Book 5190, Page 255, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tennessee Turn Key Investments, LLC, a Utah limited liability company by Warranty Deed dated 06/30/2020 from Construct-All U.S.A., Inc. a Tennessee Corporation of record in Instrument 202007060072172, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 421, Page 82, Plat Book 421, Page 83, Plat Book 5190, Page 255, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2020 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as Lots Belwood Street, Nashville, TN 37203
(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 GRANTEE(S), their heirs and/or 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/or 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 30th day of June, 2020.

TENNESSEE TURN KEY INVESTMENTS LLC A UTAH LIMITED LIABILITY COMPANY

Christopher Richey
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher Richey 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 Tennessee Turn Key Investments, LLC, a Utah limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 30th day of June, 2020.

Notary Public
My Commission Expires: 8/15/21



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

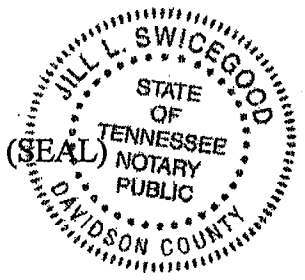
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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