Karen Johnson Davidson County
Batch# 446546 DEEDWARR
07/29/2020 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $464.42
20200729-0083774

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is:$**125,520.00**

Affiant Signature

Subscribed and sworn to before me on this the 24th Day of July, 2020.

Notary Public

My Commission expires _____/_____/_____

JAMIN ENQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
700 12th Avenue South, LLC
4313 Wallace Lane
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 08111017900

WARRANTY DEED

20NT01219

Effective the 24 Day of July, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mr. Joe Comer

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

700 12th Avenue South, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Property being in Davidson County, Tennessee, being Lot No. 393 of D.T. McGavock's, et. al. Addition to Nashville of records I Book 21, page 41, Register's Office for said County, to which said land reference is hereby made for a complete legal description of said lot.

Being the same property conveyed to Mr. Joe Comer, by Quitclaim Deed from Mr. Joe. S. Womack, dated 03/17/2017 and recorded 03/27/2017 as Instrument No. 20170327-0029641, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1711 17th Ave N, Nashville, TN 37208

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 24 day of July, 2020

Mr. Joe Comer

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mr. Joe Comer,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

202007290083774

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021