Karen Johnson Davidson County
Batch# 449047 DEEDWARR
08/03/2020 01:54:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20200803-0085417

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Bancroft O'Quinn, Jr. P. O. Box 274 Hermitage, TN 37076	new owner	104-02-0-130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BELMONT REAL ESTATE HOLDINGS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **BANCROFT O'QUINN, JR., A SINGLE MAN** ("Grantee" herein), his heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land being located in Davidson County, Tennessee, being Lot No. 10-A and the northerly 8 feet front and 13.4 feet near of lot No. 9-A on the Revised Map of West End Park, as of record in book 421, pages 82 and 83, Register's Office for Davidson County, described together according to a survey made by Hickerson-Miller Engineers-Surveyors, February 12, 1959, as follows:

BEGINNING on the easterly margin of Long Boulevard at a point 214 feet south of the southerly margin of Mason Avenue, thence with the easterly margin of Long Boulevard, south 2 degree 30' east 123 feet to an iron pin; thence north 88 degree 43' east 154.2 feet to an iron pin on the westerly margin of an alley; then with said alley, north 11 degree 46' west 57.4 feet to the southeast corner of lot No. 11-A; thence with the southerly line of said lot No. 11-A, north 65 degree west 160 feet to the beginning. Being part of the real property conveyed to Broadway Realty Company, a Tennessee corporation, by deed from Jim Reed Chevrolet Company, dated April 18, 1950, filed April 20, 1950, and recorded in book 1814, page 525, said Register's Office.

Being the same property conveyed to AVSAR, LLC, by deed from JAMES RICHARD DEGEORGE, TRUSTEE OF THE MARGARET MIMS DEGEORGE LIVING TRUST AGREEMENT, of record in Instrument No. 20180220-0016004, dated February 13, 2018, said Register's Office.

Further being the same property conveyed to BELMONT REAL ESTATE HOLDINGS II,

LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from AVSAR, LLC, of record in Instrument No. 20200728-0082704, dated July 22, 2020, said Register's Office.

This is improved property known as: 3207 Long Blvd., Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 31st day of July, 2020.

BELMONT REAL ESTATE HOLDINGS II, LLC

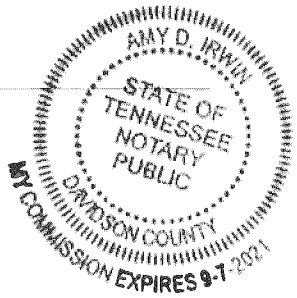
BY: STEVE LASLEY
ITS: MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **STEVE LASLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **MANAGER** of **BELMONT REAL ESTATE HOLDINGS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, and that he as such **MANAGER**, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 31st day of July, 2020.

Notary Public



My Commission Expires: Sept. 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

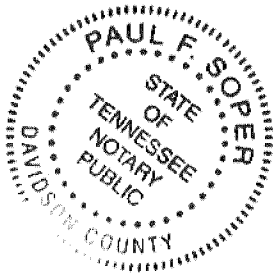
The actual consideration for this transfer or value of property (whichever is greater) is **$1,000,000.00.**

Affiant

Sworn to and subscribed before me this 31st day of July, 2020.

Notary Public

My Commission Expires: 1/3/22



True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

