Name and Address of New Owner:
Rory Townshend Miller, Asya Colleen Tenette Miller, and Carolyn Louise Hodnik
522 S. 11th St
Nashville, TN 37206

Send Tax Bills To:

NEW OWNER

Karen Johnson Davidson County
Batch# 449532 DEEDWARR
08/04/2020 12:37:23 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20200804-0086141

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 094-01-0-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **522 South 11th Street LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rory Townshend Miller and Asya Colleen Tenette Miller, husband and wife and Carolyn Louise Hodnik, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land lying in Davidson County, State of Tennessee, and being more Particular describes as follows, to wit:

Being Lot No. 15 on the Plan of Mayline Weakleys Plan of Confederate Hill Subdivision of Lot No. 26, Hobsons Addition to Edgefield of record in Plat Book 332, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 15 fronts 50.0 feet on the Westerly side of 11th Street formerly Smith Avenue, and runs back between parallel lines 200.0 feet, more or less, to an alley.

Being the same property conveyed to 522 South 11th Street, LLC by Warranty deed from Timothy M. Mathews, married of record in Instrument No. 20150430-0038660 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on April 30, 2015.

Being also known as 522 South 11th Street Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2020.

522 South 11th Street LLC, a Tennessee Limited Liability Company

By: _____

Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary of the state and county mentioned, personally appeared Steve Berneman, with whom I am personally acquainted and who, upon oath, acknowledged himself to be an Authorized Signatory of 522 South 11th Street LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Signatory executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.

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

Notary Signature

JUMOKE BANKE LASEKAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $620,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nicole A. Russo
Affiant

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

Notary Public

JUMOKE BANKE LASEKAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023