This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
105
Nashville, TN 37203
File Number: 7-20-8333

Karen Johnson Davidson County
Batch# 460153 DEEDWARR
08/19/2020 11:19:34 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20200819-0093382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2020.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ian Maudin and Olivia Henry 1612 Litton Avenue Nashville, TN 37216	NEW OWNER	072-11-0-382

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMS Investing, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Olivia Henry, an unmarried woman and Ian Mauldin, an unmarried man, as tenants in common with right of survivorship**, 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 No. 192 on the Plan of Subdivision of The Waters Place on Maxey Lane of record in Book 332, Pages 136 and 137, 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. 192 fronts 50 feet on the southerly side of Drury Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to EMS Investing, LLC, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20200213-0016583, Register's Office for Davidson County, Tennessee, dated February 10, 2020 and recorded on February 13, 2020; and further being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Elaine M. Moore and Bret D. Moore, as joint tenants in common, of record in Instrument No. 20200213-0016582, said Register's Office, dated February 10, 2020 and recorded on February 13, 2020; and further being the same property conveyed to Elaine M. Moore and Bret D. Moore, as joint tenants in common, by Quitclaim Deed from Elaine M. Moore, single, of record in Instrument No. 20150709-0066803, said Register's Office, dated July 8, 2015 and recorded on July 9, 2015; and further being the same property conveyed to Elaine M. Moore, single, by Warranty Deed from Samuel E. Spencer, unmarried, of record in Instrument No. 20150604-0052567, said Register's Office, dated April 13, 2015 and recorded on June 4, 2015.

This is ☒ improved or ☐ unimproved property located at: **1612 Litton Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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, Grantor has executed this instrument on this 17th day of August, 2020.

GRANTOR:

EMS Investing, LLC, a Tennessee Limited Liability Company

By: Suzan Starkey, manager
Suzan ~~Starkey~~ Starkey, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Suzan ~~Starkey~~ Starkey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Manager of EMS Investing, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of August, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY