THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 462807 **DEEDWARR**
08/24/2020 12:48:19 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200824-0095519

Nicholas State of Tennessee Notary Public Williamson County

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00

Lakin Singleton
Affiant

Subscribed and sworn to before me, this 31 day of July, 2020.

Notary Public
My Commission Expires: 6·24·2023

WARRANTY DEED

Address New Owner: Taylor Kelly 1018 A 40th Ave N, Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-08-0-121.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **1018 40th Ave N, LLC , a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TAYLOR KELLY, AN UMARRIED WOMAN** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of The Homes at 1018 40th Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 1018 40th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190626-0061805 and corrected in Instrument No. 20200515-0050996 and 20200715-0077625, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to JACKSON BUILDERS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY FIFTY PERCENT (50%) UNDIVIDED INTEREST AND TO 4M CAPITAL ,L.L.C., A NEVADA LIMITED LIABILITY COMPANY A FIFTY PERCENT (50%) UNDIVIDED INTEREST, by deed from GEORGE WESLEY HOLDER III, TRUSTEE OF FULL SERVICE RESTORATION INC., MONEY PURCHASE PENSION PLAN SUCCESSOR TO NEARSIDE PROFIT SHARING PLAN, of record in Instrument No. 20190301-0018811, dated February 28, 2019, said Register's Office. Being further conveyed to 1018 40th Ave N, LLC by deed from Jackson Builders, LLC, a Tennessee limited liability company and 4M Capital, LLC, a Nevada limited liability company, recorded on 7/23/2019 in Instrument No: 20190723-0072338, in the Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as: **1018 A 40th Ave N, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31 day of July, 2020.

1018 40th Ave N, LLC

W.L. W., Authorized Representative
William Walker, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **WILLIAM WALKER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of 1018 40th Ave N, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

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

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____