Karen Johnson Davidson County
Batch# 483137 DEEDWARR
09/25/2020 09:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20200925-0110422

CLOSETRAK

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of September, 2020 by and between

Southbay Properties, LLC, a Tennessee Limited Liability Company, hereinafter called Grantor, and

Kristina Wood. A married woman, hereinafter called Grantee.

WITNESSETH: That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See attached Exhibit "A" for legal description

This conveyance is made subject to all subdivision restrictions, building lines, easements, zoning and planning ordinances, and other municipal regulations including those of record in Plat Book 547, Page 130; Easements at Book 8662, Page 806 and Book 8681, Page 185 and Lease Agreement at Book 11060, Page 897; all in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs, and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee, and

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Southbay Properties, LLC, a Tennessee Limited Liability Company

By: _____
Barton Thomas, Manager

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Jessica Motta of the state and county mentioned, personally appeared Barton Thomas, 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 Manager of Southbay Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Barton Thomas as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

WITNESS my hand and notarial seal at office this the 23rd day of September, 2020.

My commission expires:

Notary Public

JESSICA MOTTA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES 02/13/2023

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 23 day of September, 2020.

My Commission Expires:

Notary Public

MELISSA A. DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-30-2021

Owner's Mailing Address:
Kristina Wood
1400 Latimer Lane
Hendersonville, TN 37075

Property Address:
121 East Old Hickory Boulevard
Nashville, TN 37115

and

207 E. Old Hickory Boulevard
Nashville, TN 37115

Person responsible for the payment of taxes:
Kristina Wood
1400 Latimer Lane
Hendersonville, TN 37075

File Number: JM-20-18675

Prepared By:
CloseTrak, LLC
5860 Ridgeway Center Parkway, #101
Memphis, TN 38120

Return To:
Red Door Title Services
1616 Westgate Circle
Brentwood, TN 37027

EXHIBIT "A"

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 13 and 14 on the Map of Madison Commerce Center Subdivision, as of record in Plat Book 547, Page 130, in the Register's Office for said County.
Said Lots Nos. 13 and 14 adjoin and front 50 feet together on the north side of Old Hickory Boulevard, formerly Sweetbriar Avenue, and run back between lines, 129 feet 7 inches on the west line of Lot No. 13 and 129 feet 9 inches on the east line of Lot No. 14 to an alley in the rear, measuring 50 feet thereon.

TRACT 2:
BEING Lots Nos. 15 and 16 on the Map of Madison Commerce Center Subdivision of record in Book 547, Page 130, in the Register's Office for said County.
Said Lots Nos. 15 and 16 join and front together 50 feet on the north side of Sweetbriar Avenue and run back between parallel lines 129.9 feet on the west line of Lot No. 15 and 129 feet 11 inches on the east line of Lot No. 16, to the southerly margin of a 9 foot alley, measuring 50 feet thereon.

Being the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20190517-0046876 in said Register's Office.

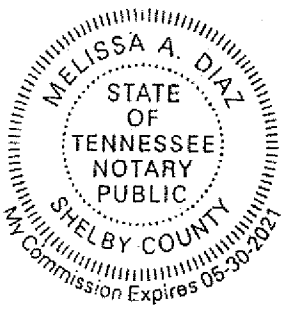
Tax Parcel Number: 043-13-0-034.00 and 043-13-0-033.00

I, Greg A. Ziskind, 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.

Greg A. Ziskind

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned a notary public for the county and state, Greg A. Ziskind, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public