Karen Johnson Davidson County
Batch# 483748 DEEDWARR
09/25/2020 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20200925-0110693

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$10.00~~ $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/17/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sun Country Homes, LLC	Daniel C. Dyer	Parcel ID: 072 09 0 389.00
(NAME) 1026 Fairwin Avenue	(NAME) 161 Hamilton Springs Blvd.	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **522 4th Ave S, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sun Country Homes, LLC, a Tennessee Limited Liabilty Company**, 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 located in Davidson County, Tennessee, being Lot No. 74 on the map Eskridge Subdivision of part of the W.B. Franklin Property, as of record in Book 547, Page 52, Register's Office for said County.

Said Lot No. 74 fronts 60.0 feet on the Southerly margin of Fairwin Avenue and runs back between parallel lines measuring 175.0 feet to a line in the rear measuring 60.0 feet.

Being the same property conveyed to 522 4th Ave S, LLC, a Tennessee Limited Liability Company by Warranty Deed from Gemar Brewton and spouse Letijah Yvette Johnson-Brewton, of record in Instrument No. 20180702-0063810, Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded July 2, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1026 Fairwin Avenue, Nashville, TN 37216

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

Witness our hands this 23 day of SEPT., 2020

522 4th Ave S, LLC, a Tennessee Limited Liability Company

BY: _____
James Robbins, Authorized Representative

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James Robbins, an authorized representive of 522 4th Ave S, LLC, a Tennessee Limited Liability Company, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Given under my hand this the 25th day of September, 2020.

_____ "See Attached"
Notary Public

My Commission Expires: 10/28/2022

(SEAL)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On September 23, 2020 before me, Rijka Milovanovski, Notary Public
(insert name and title of the officer)

personally appeared James Robbins,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

NSP1 RIJKA MILOVANOVSKI
COMM. #2264952
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires 10/28/2022 NSP1

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021