THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190922825** Karen Johnson Davidson County Batch# 491379 **DEEDWARR** 10/07/2020 11.00:21 AM 2 pgs Fees: $13.00 Taxes: $1,905.50 20201007-0116249	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2020. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine Clark 834 Goff Street Nashville TN 37208	New Owner	Tax Parcel ID No. 081-03-0-302.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mason Asset Group, LLC, a Tennessee limited liability company and JBT Construction, LLC, a Tennessee limited liability company** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Katherine Clark, unmarried 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 the rear of Lots Nos. 16, 17 and 18 on the Plan of Subdivision of Lot No. 10, in Owen's Buena Vista Tract of record in Plat Book '57, Page 26, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of Goff Street and the first alley East of 9th Avenue North; thence with said alley, Northwardly 130 feet to the Southerly line of lot No. 15, thence with the line between lot Nos. 15 and 16 Westwardly 43 1/2 feet to the Northeast corner of the property conveyed to Samuel Taylor and wife by deed from Maude Kiningham, of record in Book 1494, Page 464, said Register's Office; thence with Taylor's Easterly line, Southwardly 130 feet to the Northerly margin of Goff Street; thence with said street, Eastwardly 43 1/2 feet to the beginning.

Being the same property conveyed to Mason Asset Group, LLC a Tennessee limited liability company and JBT Construction, LLC, a Tennessee limited liability company by Warranty deed from Barbara Whittle, unmarried of record in Instrument No. 20181204-0117967 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 04, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.

This is improved property located at 834 Goff Street Nashville TN 37208

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

And Grantor covenants that it is 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 Grantees, its 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, Grantors have executed this instrument on this 2nd day of October, 2020.

Mason Asset Group, LLC

BY: _____
Brandon Mason, Sole Member

JBT Construction, LLC

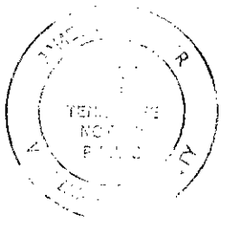
BY: _____
Jason Tidwell, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Mason, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole Member of Mason Asset Group, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 2nd day of October, 2020.

_____
Notary Public
My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Tidwell, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole Member of JBT Construction, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 2nd day of October, 2020.

_____
Notary Public
My Commission Expires: _____

