THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 494513 **DEEDWARR**
10/14/2020 09:09:13 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20201014-0119163

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oar Oz Fund, LLC	NEW OWNER	
5110 Maryland Way, Suite 120		08102003400
Brentwood, TN 37027-7508		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mark A. Hayes, Trustee of the Commodore Irrevocable Trust under agreement dated May 31,2019,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oar Oz Fund, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in Nashville, Davidson County, Tennessee; also being part of Lot 151 on the Plan of Buena Vista Heights Addition to Nashville as of record in Book 161, Page 19 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a magnetic nail marked Elliott on the easterly right-of-way line of 24th Avenue North, width varies, at a corner common with the property conveyed to Dawkins Contracting, LLC of record in Instrument Number 20140224-0015588 in the Register's Office for Davidson County, Tennessee, said nail also being South 05 deg 58 min 36 sec West, 41.10 feet from the northwest corner of said Lot 151; Thence with the easterly right-of-way line of 24th Avenue North, North 5 deg 58 min 36 sec East, 71.44 feet to a magnetic nail marked Elliott; Thence leaving the easterly right-of-way line of 24th Avenue North and with the south line the Metro Gov't P Rhodes Municipal property as of record in Book 4793, Page 558 in the Register's Office for Davidson County, Tennessee South 82 deg 12 min 53 sec East, 150.07 feet to a ½" Iron Rod capped Elliott; Thence leaving said Metro P Rhodes Municipal property and with the east line of an excess property whose ownership is undetermined and the western right-of-way of Alley # 1621 (10' R.O.W.) South 05 deg 58 min 36 sec West, 67.69 feet to a ½" Iron Rod capped Elliott at the northeast corner of said Dawkins Contracting, LLC property; Thence with the northerly line of the property conveyed to Dawkins Contracting, LLC, North 83 deg 38 min 46 sec West, 150.00 feet to the point of beginning, containing 10,434 square feet more or less.

Being the same property conveyed to **Mark A. Hayes, Trustee of the Commodore Irrevocable Trust under agreement dated May 31, 2019** by deed from **Mark A. Hayes, Trustee of the Commodore Irrevocable Trust under agreement dated May 31, 2019,** of record as Instrument No. **20200831-0098472**, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **UN**IMPROVED property known as **2436 24th Avenue North, Nashville, TN 37208.**

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 Grantor's hand this the 13th day of October, 2020.

Commodore Irrevocable Trust under agreement dated May 31, 2019

BY: _____
Mark A. Hayes, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark A. Hayes, Trustee of the Commodore Irrevocable Trust under agreement dated May 31,2019,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of October, 2020.

My Commission expires: 1-8-24

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE