Karen Johnson Davidson County
Batch# 510254 DEEDWARR
11/09/2020 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20201109-0131099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Savanah C. Williams
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 4TH DAY OF NOVEMBER, 2020.

Theresa C. Richardson
Notary Public

MY COMMISSION EXPIRES: 07-09-2023

(AFFIX SEAL)

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dusty Seth O'Donnell and spouse, Daniel Ryan O'Donnell	Same as new owner	
	(NAME)	
1914 10Th Avenue North		081-07-0-486-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1530		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dusty Seth O'Donnell and spouse, Daniel Ryan O'Donnell, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Certain real estate in Davidson County, Tennessee, as follows:

Being the Northerly 33 1/3 feet of Lot No. 20 in the Subdivision of Lot No. 2 of the Thomas Woodard Property, a plan of which subdivision is of record in Plan Book 2, Page 104, Chancery Court at Nashville. of Lot No. 20 fronts 33 1/3 feet on the Easterly side of 10th Avenue North, formerly Maple Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Team 9 Real Estate Solutions, LLC a Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC a Texas Limited Liability Company, its Successors and/or Assigns of record in Instrument No. 20191108-0115567 Register's Office for Davidson County, Tennessee, dated October 30, 2019.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1914 10Th Avenue North, Nashville, TN 37208-1530
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 4th day of November, 2020.

WARRANTY DEED
(Continued)

Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company

BY: _____
Kenneth Davis, Managing Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kenneth Davis, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of Team 9 Real Estate Solutions, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Managing Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member of said Team 9 Real Estate Solutions, LLC.

Witness my hand and official seal, at office, on this the 4 day of Nov., 2020.

_____
Notary Public

DANIEL L WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/9/2022

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.