WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9241-HP

WARRANTY DEED

Karen Johnson Davidson County
Batch# 518055 DEEDWARR
11/18/2020 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20201118-0135560

A-CR-20-1812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: NOV 03 2021
(AFFIX SEAL)

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AH Projects, LLC	**New Owner**	
(NAME) **1812 Cahal Ave**	(NAME)	**072-15-0-224.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK J. SHRIFT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AH PROJECTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 and parts of Lots 14 and 16 on the Plan of The Map of Belle Forest of record in Plat Book 547, Page 33, in the Register's Office for Davidson County, Tennessee, and according to a survey of John Kohl, dated March 13, 1969, as follows:

Beginning at a point on the Southerly margin of Cahal Avenue said point being located 25 feet East of the common front corner off Lots 15 and 16; thence Southwardly and parallel to the line between Lots 15 and 16; 198.7 feet to a point; thence Westwardly 92 feet to a point 17 feet West of the common rear corner of Lots 14 and 15; thence Northwardly 96 feet to a point; thence North 14 degree East 119.5 feet to a point on the Southerly margin of Cahal Avenue; thence with Cahal Avenue eastwardly 75 feet to the beginning.

Being a portion of the same property conveyed to Patrick J. Shrift by Warranty deed from Sarah E. Crutcher, unmarried of record in Instrument No. 20051004-0119288 Register's Office for Davidson County, Tennessee, dated October 03, 2005 and recorded on October 04, 2005.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 33, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1812 Cahal Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF NOVEMBER, 2020.

Patrick J. Shrift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK J. SHRIFT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

