THIS INSTRUMENT WAS PREPARED BY

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

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **117,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF November 2020.

Notary Public

MY COMMISSION EXPIRES: Mar 6, 2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 520732 **DEEDWARR**
11/24/2020 12:03:38 PM 2 pgs
Fees: $13.00 Taxes: $432.90

20201124-0137852

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Dawson	m and s associates Oz fund	MAP 081-10-0
1634 24th Avenue North	511 Park Hill Drive	PARCEL -396.00
Nashville, TN 37208	Nashville, TN 37205	
(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, WE, **William Michael Key, aks Michael Key, aka Michael Key, aka W. Michael Key and Yan Fen Key**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **m and s associates Oz fund**

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 in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Plat of the Northerly 100 feet of Lot No. 14 on the Map of the Subdivision of Georgia Industrial Realty Company's North Nashville Property of record in Plat at Instrument No. 20180117-0004801, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to W. Michael Key by Warranty deed from Tyree L. Moreland of record in Instrument No. 20150720-0070679 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 20, 2015

Being a portion of the same property conveyed to William Michael Key, a/k/a Michael Key, a/k/a W. Michael Key and Yan Fen Key by Warranty deed from William Michael Key, a/k/a Michael Key, a/k/a W. Michael Key of record in Instrument No. 20161010-0106833 Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on October 10, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 () UNIMPROVED

(X) IMPROVED property known as **1634 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 our hands this the 23rd day of November, 2020.

William Michael Key by Marlene Key, attorney in fact
William Michael Key by Marlene Key, Attorney in Fact

Yan Fen Key by Marlene Key, attorney in fact
Yan Fen Key by Marlene Key, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **Marlene Key** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **William Michael Key and Yan Fen Key**, as their Attorney in Fact, as the free act and deed of the within named **William Michael Key and Yan Fen Key**.

Witness my hand and official seal this the 23rd day of November, 2020.

My Commission expires Jan 8, 2024

Notary Public

L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE