WARRANTY DEED

Karen Johnson Davidson County
Batch# 520859 DEEDWARR
11/24/2020 02:28:30 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20201124-0138033

J-SB-WG-20-1705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10.20.2024
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 10-20-2024

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)
Stuart Price	Truist Bank ~~Stuart Price~~	
(NAME) 1705 11th Ave N	(NAME) 901 Semmes Ave. ~~1705 11th Ave N~~	081-11-0-469.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Richmond, VA 23224	
(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, **TN4, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STUART PRICE, A MARRIED MAN,** 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:

Tract No. 1:
Land in Davidson County, Tennessee, being the Southerly 28 feet of Lot No 109, on the Plan of D T McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County to which plan reference is hereby made for a more complete description.

Said part of Lot No. 109 fronts 28 feet on the Westerly side of 11th Avenue North, formerly Fillmore Avenue, and runs back between parallel lines 150 feet to an alley.

Tract No. 2:
Land in Davidson County, Tennessee, being the Northerly 22 feet of Lot No. 109, on the Plan of D T McGavock and Others Addition, of record in Book 21, Page 41, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 109 fronts 22 feet on the Westerly side of 11th Avenue North, formerly Fillmore Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to TN4, LLC, a Tennessee Limited Liability Company by Warranty deed from Ellivas Superannuation LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160404-0031592 Register's Office for Davidson County, Tennessee, dated March 29, 2016 and recorded on April 04, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1705 11th Ave N, Nashville, Tennessee 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 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 17 DAY OF NOVEMBER, 2020.

TN4, LLC, a Tennessee Limited Liability Company

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TN4, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-21