WARRANTY DEED

Karen Johnson Davidson County
Batch# 520946 DEEDWARR
11/25/2020 08:06:28 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20201125-0138152

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00.

Affiant

Subscribed and sworn to me on 11/20/20.

NOTARY PUBLIC

My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 4SBVRES205920

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SS and LR Group, LLC 5913 Deal Ave. Nashville, TN 37209	new owner 4 BRIDLEWAY TRAIL NASHVILLE, TN 37215	091 09 0 173.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nashvillage, LLC, a Nevada Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto SS and LR Group, LLC, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 55 on the Map of T.M. Nall's Subdivision of Lots in the D.F. Cockrill Farm as of record in Plat Book 421, Page 63, in the Register's Office for Davidson County, Tennessee.
>
> Said Part of Lot Number 55 fronts feet on the Southerly side of Deal Avenue and runs back between parallel lines 185 feet to a dead line.
>
> Being the same property conveyed to Nashvillage, LLC, a Nevada Limited Liability Company, by Warranty Deed from Leigh Ann Cook, unmarried, of record in Instrument No. 20200409-0037583, in the Register's Office of Davidson County, Tennessee, dated April 02, 2020 and recordec on April 09, 2020.

This is improved property known as 5913 Deal Ave., Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 11/20/2020.

NASHVILLAGE, LLC
a Nevada limited liability company

By: _____
Taner Togac, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TANER TOGAC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is an authorized representative of NASHVILLAGE, LLC, the within-named bargainor, and as such authorized representative, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized representative.

Witness my hand and official seal on 11/20/2020.

_____
NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON