Karen Johnson Davidson County
Batch# 522036 DEEDWARR
11/30/2020 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20201130-0138857

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $770,000.00.

Affiant

Subscribed and sworn to me on 11/17/2020.

NOTARY PUBLIC
My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

THIS INSTRUMENT WAS PREPARED BY:
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 #
1709 Eastland, LLC c/o Julie Cain Cwynar 2131 Woodruff Road Suite 2100 #183 Greenville, SC 29607	1709 Eastland, LLC c/o John Heiks Paul, IV 1709 Eastland Avenue Nashville, TN 37206	083 06 0 241.00

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, Richard Stanley Davis and Elaine Ramel Davis, husband and wife, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto 1709 Eastland, LLC, a South Carolina Limited Liability Company, 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 Lot No. 5, Olivia W. Sharpe's Addition to Nashville, as shown on Plat of record in Plat Book 332, Page 27, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Richard Stanley Davis and Elaine Ramel Davis, husband and wife, by Warranty Deed from Winifred G. Forrester, unmarried, of record in Instrument No. 20160802-0079524, in the Register's Office of Davidson County, Tennessee, dated August 01, 2016 and recorded on August 02, 2016.
>
> Affidavit of Scrivener's Error of record in Instrument No. 202001120-0136755, in the Register's Office of Davidson County, Tennessee, dated November 18, 2020 and recorded on November 20, 2020.
>
> This is improved property known as 1709 Eastland Ave, Nashville, Tennessee 37206.

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 GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 our hands on 11/17/2020.

Richard Stanley Davis

Elaine Ramel Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/17/20, before me personally appeared Richard Stanley Davis and Elaine Ramel Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/17/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

