Karen Johnson Davidson County
Batch# 522107 DEEDWARR
11/30/2020 12:10:24 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20201130-0138937

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Harris Properties, LLC
1225 Davidson Road
Nashville TN 37205

MORTGAGEE
N/A

SEND TAX BILL TO:
~~[illegible]~~
New Owner

MAP 081
GROUP 11 0
PARCEL 614.00 & 552.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Citi, LLC., a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Harris Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Track 1 Tax Map 081 11 0 614.00

Being the Southerly 33 1/3 of Lot No. 128 on the map of McGavock Wetmore, and others, Second Addition as of record in Book No. 21, Page 41, Register's Office Davidson County, Tennessee; Said Southerly part of said lot no. 128 fronts 33 1/3 feet on the Easterly side of 12th Avenue, North, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Citi, LLC, a Tennessee Limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated July 30, 2018 and filed of record in Instrument #20180802-0075886, in the Register's Office for Davidson County, Tennessee.

Being also known as 1610 B 12th Avenue North, Nashville, Tennessee, 37208.

Track 2 Tax Map 081 11 0 552.00

Being the Middle 1/3 of Lot No. 128 on the map of D.T. McGavock and others, Addition as of record in Book No. 21, Page 41, Register's Office Davidson County, Tennessee; Said middle part of said lot no. 128 fronts 33 1/3 feet on the Easterly side of 12th Avenue, North, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Citi, LLC, a Tennessee Limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated May 21, 2019 and filed of record in Instrument #20190530-0051177, further corrected in Instrument #20191211-0127640, in the Register's Office for Davidson County, Tennessee.

Being also known as 1612 12th Avenue North, Nashville, Tennessee, 37208.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years.
2. Matters shown on the recorded plat of McGavock Wetmore, and others, Second Addition, of record in Book No. 21, Page 4, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **1610 B 12TH AVE N & 1612 12TH AVE N, Nashville, Tennessee 37208.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harris Properties, LLC, a Tennessee Limited Liability Company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, 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 our hands this the 23rd day of November, 2020.

Citi, LLC., a Tennessee limited liability company

Mike Maitland, Member

By: Mike Maitland, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mike Maitland,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Citi, LLC., a Tennessee limited liability company,** the within named bargainor, **Mike Maitland,** and that he as such **Member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee limited liability company as such Member.

WITNESS my hand and official seal at office this 23rd day of November, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of November, 2020.

NOTARY PUBLIC
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022