Karen Johnson Davidson County
Batch# 526519 DEEDWARR
12/08/2020 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20201208-0142361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.8.2021
(AFFIX SEAL)

GREG FAIRBEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

A-P-20-2005B

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)
Tabetha L. McGlinchey	New Owner	
(NAME)	(NAME)	081 07 2Z 002.00
2005 B 10th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **10TH AVE N DEVELOPMENT, 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 **TABETHA L. MCGLINCHEY, single woman,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B, on the plan of 2005 10th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2005 10th Avenue North, a Horizontal Property Regime, of record in Instrument No. 20191018-0106883, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to 10th Ave N Development, LLC, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20191014-0104864, in the Register's Office of Davidson County, Tennessee, dated October 04, 2019 and recorded on October 14, 2019.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Buena Vista, as recorded in Plat Book 57, Page(s) 26.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191018-0106883.
- Right-of-way of 10th Avenue N and an alley.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **2005 B 10th Avenue, 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 20 DAY OF NOVEMBER, 2020.

10th Ave N Development, LLC

Hensley Group, LLC, Member of 10th Ave N Development, LLC

BY: _____
William Grones
Authorized Agent

Perkins Management, LLC, Member of 10th Ave N Development, LLC

BY: _____
Brian Perkins
Member

BY: _____
Lauren Perkins
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM GRONES, 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 HENSLEY GROUP, LLC, member of 10TH AVE N DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such the AUTHORIZED AGENT of HENSLEY GROUP, LLC, member of 10TH AVE N DEVELOPMENT, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN PERKINS and LAUREN PERKINS, 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 MEMBERS of PERKKINS MANAGEMENT LLC, MEMBER of 10TH AVE N DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that they as such MEMBERS of PERKKINS MANAGEMENT LLC, MEMBER of 10TH AVE N DEVELOPMENT, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212