WARRANTY DEED

Karen Johnson Davidson County
Batch# 536103 DEEDWARR
12/16/2020 03:15:36 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20201216-0148953

File No. AT0007226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E.L Construction	New owner	
(NAME)	(NAME)	
95 White Bridge Pike # 401		091-07-0-069.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GLD PROPERTIES, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E.L Construction,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1:

Being parts of Lots Nos. 1118, 1120, 1122 and 1124 of Block 19 Plan No. 2 West Nashville, of record in Plat Book 57, Page 172, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lots front 50 feet on the east side of 53rd Avenue, North and extends back between parallel lines 110 feet to a dead line.

Tract No. 2:

Being a part of Lot No. 1122 of Block 19, Plan No. 2, West Nashville, as of record in Plat Book 57, Page 172 Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 1122 fronts 40 feet on the south side of Louisiana Avenue, and extends back between parallel lines along the east margin of 53rd Avenue, North, 100 feet to a dead line.

Tract No. 3:

Being part of Lot No. 1124 of Block 19, Plan No. 2, West Nashville, of record in Plat Book 57, Page 172, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 1124 fronts 50 feet on the East side of 53rd Avenue, North and extend back between parallel lines 40 feet and adjoins the remaining part of Lot No. 1124 of record in Book 3069, Page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Dukes McAlhany, an unmarried person by Warranty deed from Bobby Pippin, an unmarried person of record in Instrument No. 20180227-0018224 Register's Office for Davidson County, Tennessee, dated February 23, 2018 and recorded on February 27, 2018 and Affidavit of Scrivener's Error recorded on March 02, 2018 in Instrument No. 20180302-0019855.

Being the same property conveyed to GLD Properties, LLC, a Tennessee limited liability company by QuitClaim deed from Christopher Dukes McAlhany, an individual of record in Instrument No. 20191231-0134868 Register's Office for Davidson County, Tennessee, dated December 28, 2019 and recorded on December 31, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1313 53rd Avenue N, Nashville, TN 37209

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 11th day of December, 2020.

GLD Properties, LLC

By: Chris McAlhany, Member

STATE OF ~~TENNESSEE~~ NC
COUNTY OF Guilford

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Chris McAlhany, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Member of GLD PROPERTIES, LLC, a Tennessee LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Member.

Witness my hand this 11th day of December, 2020.

Carissa Ann Graves
Notary Public

My commission expires: July 21, 2024

CARISSA ANN GRAVES
NOTARY PUBLIC
Alamance County
North Carolina
My Commission Expires July 21, 2024

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206