WARRANTY DEED

Karen Johnson Davidson County
Batch# 552961 **DEEDWARR**
01/12/2021 02:36:55 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20210112-0005523

A-JH20-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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)
GAMI Partners, LLC	**New Owner**	**119 01 0 128.00**
(NAME)	(NAME)	&
650 Wedgewood Ave		**119 01 0 129.00**
(ADDRESS)	(ADDRESS)	&
Nashville, TN 37203		**119 01 0 130.00**
(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, **CARL CRANDALL MAXWELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GAMI PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract 1:
Land in Davidson County, Tennessee, being Lots 55 and 56 on the plan of the Subdivision of G. P. Rose's Property of record in Book 547, Page 74, Register's Office for said County, to which Plan reference is made for a complete description.

Less and except the parts of said lots sold to the State of Tennessee for the I-440 Highway being more particularly described as follows:

Being parts of Lots 55 and 56 on the plan of the Subdivision of G. P. Rose's Property as of record in Book 547, Page 74, Register's Office Davidson County.

Beginning at a point in the Westerly margin of Wickson Avenue said point being the Northeast corner of Lot No. 23 of said plan; thence with the Northerly boundary of Lots 23, 22 and 21 150 feet to the Southwest corner of Lot No. 54 on said plan; thence with the Easterly boundary of Lot No. 54 North 6 degrees 08 minutes East 42 feet to a point; thence North 81 degrees 37 minutes East 154.2 feet to the West margin of Wickson Avenue; thence with said margin South 6 degrees 08 minutes West 79 feet to the point of beginning and containing 0.206 acre, more or less and being the same property conveyed to the State of Tennessee by deed from Willis B. Jonte and wife, Mary Jonte as of record in Book 4367, Page 1, Register's Office Davidson County.

Tract 2:
Land in the Sixth District of Davidson County, Tennessee, being the Northerly part of Lot 56 on the Plan of Subdivision of G. P. Rose's Property dated March 1925, said Plan being of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot 56 fronts 27 feet on the Westerly side of Wickson Avenue and extends back between parallel lines 150 feet to the rear of Lot No. 53 of the said plan.

Tract 3:
Land in the Sixth District of Davidson County, Tennessee, being Lot No. 57 on the Map of a Subdivision of G. P. Rose's Property dated March 1925 and found of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 53 feet on the Westerly side of Wickson Avenue and extends back between parallel lines 150 feet.

Tract 1:

Being the same property conveyed to Carl Crandell Maxwell, by Quitclaim Deed from The Estate of Willis B. Jonte, Et ux, of record in Book 8156, Page 362, in the Register's Office of Davidson County, Tennessee, dated June 19, 1990 and recorded on July 19, 1990.

Being part of the same property conveyed to Willis B. Jonte and wife, Mary E. Jonte, by Warranty Deed from Dee Maxwell and wife, Mary O. Maxwell, of record in Book 1218, Page 342, in the Register's Office of Davidson County, Tennessee, dated February 10, 1942 and recorded on February 17, 1942. The said Willis B. Jonte and wife, Mary E. Jonte are now deceased.

Tract 2:
Being part of the same property conveyed to Carl Crandal Maxwell, a married man, by Quitclaim Deed from Carl Crandal Maxwell and Judy G. Maxwell, husband and wife as tenants by the entirety, of record in Instrument No. 20110103-0000165, in the Register's Office of Davidson County, Tennessee, dated December 16, 2010 and recorded on January 03, 2011.

Being part of the same property conveyed to Carl Crandal Maxwell and wife, Judy G. Maxwell, by Warranty Deed from K. Stanley Maxwell and Carl Crandal Maxwell and Elizabeth M. Prentiss, Trustee, of record in Book 4956, Page 45, in the Register's Office of Davidson County, Tennessee, dated September 26, 1975 and recorded on September 26, 1975.

Tract 3:
Being part of the same property conveyed to Carl Crandal Maxwell, a married man, by Quit Claim Deed from Carl Crandal Maxwell and Judy G. Maxwell, husband and wife as tenants by the entirety, of record in Instrument No. 20110103-0000165, in the Register's Office of Davidson County, Tennessee, dated December 16, 2010 and recorded on January 03, 2011.

Being part of the same property conveyed to Carl Crandal Maxwell and wife, Judy G. Maxwell, by Warranty Deed from K. Stanley Maxwell and Carl Crandal Maxwell and Elizabeth M. Prentiss, Trustee, of record in Book 4956, Page 45, in the Register's Office of Davidson County, Tennessee, dated September 26, 1975 and recorded on September 26, 1975.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of G. P. Rose's Property, as recorded in Plat Book 547, Page(s) 74.

- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 684, Page 7.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2221 & 0 Wickson Ave, Nashville, Tennessee 37210**.

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 8 DAY OF JANUARY, 2021.

Carl Crandall Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL CRANDALL MAXWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2021.

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