WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-SB-JH-63-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
Brian Wong	**F&M Bank**	
(NAME) **6929 Quit Creek Dr.**	(NAME) **PO Box 451**	**093 16 0 160.00**
(ADDRESS) **Bradenton, FL 34212**	(ADDRESS) **Clarksville, TN 37041**	
(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, **HUMMINGBIRD INVESTMENTS, 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 **BRIAN WONG, UNMARRIED,** 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:

Land situated, lying and being in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 1 on an unregistered plan of the Koscis Property in South Nashville, described as follows: Beginning on the Northerly margin of Green, formerly Leigh Street, at a point 159 feet West of the Westerly margin of Fairfield Avenue, being the corner of Lots Nos. 1 and 2 on said unregistered plan; thence with the line between said two lots, Northwestwardly 165 feet to the Southerly margin of an alley; thence with said alley Westerly 41 feet to the Easterly margin of another alley; thence with the last mentioned alley Southwardly 165 feet to the Northerly margin of Green Street; thence with same Eastwardly 41 feet to the beginning.

Being the property conveyed by Special Warranty Deed from Linda Schlanger, Executrix for the Estate of Melvin P. Schlanger and Linda Schlanger in her capacity as devisee of the Last Will and Testament of Melvin P. Schlanger to Hummingbird Investments LLC, dated December 31, 2020, and filed January 5, 2021, in Instrument No. 20210105-0001511 in the Register's Office of Davidson County, Tennessee.

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 Claiborne Plan Nashville, as recorded in Plat Book 21, Page(s) 84 and 85.
- Easement for Right of Way, recorded in Book 2995, Page 25 (as to Parcel 160).
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 566375 **DEEDWARR**
02/03/2021 09:59:43 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20210203-0015329

This is **improved** property known as: **32 Green St, 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 29th DAY OF JANUARY, 2021.

Hummingbird Investments, LLC

BY: _____
Josh Hellmer
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, 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 MEMBER of HUMMINGBIRD INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of January, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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