Karen Johnson Davidson County
Batch# 569327 DEEDWARR
02/05/2021 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20210205-0016951

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me this 4th day of February, 2021.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles Dailey	Studio Bank	081-15-0-225
9521 Bay Meadow Drive	124 12th Avenue South, Ste 400	
Huntington Beach, CA 92646	Nashville, TN 37203	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Chris Boles, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Charles Dailey, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to wit:

Being the Easterly 34.5 feet of the Westerly 63 feet of the Northerly 75 feet of Lot No. 382 on the map of McGavock, Wetmore and Others 2nd Addition to Nashville, called the Town of McGavock as of record in Book 21 Page 41 Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Cockrill Street 141.5 feet Westerly from the West margin of 17th Avenue North running thence with the Southerly margin of Cockrill Street North 52 degrees; East 34.5 feet to a point; thence South 38 degrees East 75 feet to a point in the Northerly margin of an alley, thence with the Northerly margin of said alley South 52 degrees West 34.5 feet to a point, said point being 28.5 feet Easterly from a 16 foot alley, running thence North 38 degrees West 75 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson August 20 1949

Being the same property conveyed to Chris Boles, LLC, a Tennessee Limited Liability Company, by deed from Joshua Ellis, Jim Hyde, and George A. Jennings of record in Instrument No. 20190514-0045482, Register's Office for Davidson County, Tennessee, and dated May 13, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of McGavock, Wetmore, and Other's 2nd Addition to Nashville of record in Book 21 Page 41 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1707 Cockrill Street, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 4th day of February, 2021.

Chris Boles, LLC, a Tennessee Limited Liability Company

By: _____
Christopher Boles, Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cronk of the state and county mentioned, personally appeared Christopher Boles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner of Chris Boles, LLC, the within named bargainor, a Limited Liability Company, and that such Christopher Boles as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

Witness my hand and seal, at office in Franklin, this 4th day of February, 2021.

AMY CRONKHITE NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Signature

My commission expires: 2/1/23

202102050016951

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY