Return to:
Reds Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible]ville, TN 37212
JSB JAC219

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $113,000.00.

Affiant

Subscribed and sworn before me this the 8 day of February, 2021.

Notary Public
My commission expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 573934 DEEDWARR
02/12/2021 11:54:08 AM 2 pgs
Fees: $13.00 Taxes: $418.10

20210212-0020322

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
EBG Entertainment, LLC	New Owner	105-04-0 194.00
9 Garden St	8944 Macauley Ln	
Nashville, TN 37210	Nolensville, TN 37135	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANITA VAUGHN, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EBG ENTERTAINMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 51 on the Plan of Trimble's National Hill Addition, of record in Plat Book 21, Page103 and Plat Book 21, Page 121, Register's Office for said County.

Said part of Lot 51 fronts 25 feet on the southerly side of Garden Street and runs back between parallel lines120 feet to an alley.

Being the same property conveyed to Anita Vaughn by deed from Demetra D. McHenry and Marcia McHenry, dated 06/11/2018, of record in Instrument No. 20180613-0056904, said Register's Office.

Said property is not the grantors marital home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 9 Garden St, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said and to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

AV

Witness my hand this the 8th day of February, 2021.

Anita Vaughn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anita Vaughn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of February, 2021.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY