Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SB-VAE-21-11

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 $225,000.00.

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# 573936 **DEEDWARR**
02/12/2021 11:54:41 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20210212-0020326

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Team Burks LLC	New Owner	105-04-0 195.00
1605 14th Ave. N	1605 14th Ave. N	
Nashville, TN 37208	Nashville, TN 37208	

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 TEAM BURKS 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 Lot No. 50 or the Plan of Trimble's National Hill Addition, as of record in Book 21, pages 103 and 121, Register's Office fro said County.

Said Lot 50 fronts 50 feet on the south side of Garden Street and runs back between parallel lines 130 feet to a dead line.

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 11 Garden St, Nashville, TN 37210.

To have and to hold the said tract or parce 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 land to said Grantees, their successors, heirs and assigns, against the lawfu. 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.

Anita Vaughn

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