WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

A-SB-JH-81

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 573964 **DEEDWARR**
02/12/2021 12:12:02 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210212-0020361

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Suzie Wong Revocable Living Trust u/t/a dated 1/31/2008 and amended on 7/13/2020	**F&M Bank**	
(NAME)	(NAME)	**093-16-0-168.00**
6330 WaterCrest Way Unit 403	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Lakewood Ranch, FL 34202	**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 **SUZIE WONG, TRUSTEE OF THE SUZIE WONG REVOCABLE LIVING TRUST U/T/A DATED 1/31/2008 AND AMENDED ON 7/13/2020,** 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 in the City of Nashville, Davidson County, Tennessee, described as follows:

Beginning at a stake 150 feet West of the corner of Fairfield Avenue and Leigh Street (Green Street) and on the South side of Green Street; thence Westwardly along the line of said Green Street 50 feet to a stake in the corner of an alley; thence Southwardly along the line of said alley; thence Eastwardly and parallel with Green Street 50 feet to a stake; thence Northwardly 165 feet to the beginning.

Being part of the same 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **81 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 8th DAY OF FEBRUARY, 2021.

Hummingbird Investments, LLC

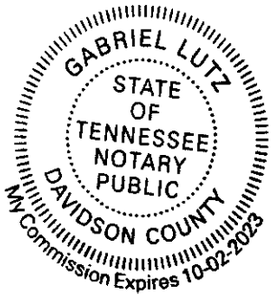
BY: _____
Josh Hellmer
Member

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 8th of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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