WARRANTY DEED

Karen Johnson Davidson County
Batch# 580762 DEEDWARR
03/01/2021 01:08:51 PM 2 pgs
Fees: $13.00 Taxes: $5,313.20

20210301-0025579

File No. AT-21-125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,436,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Cua and Maxx Cua	Ashley Cua and Maxx Cua	
(NAME)	(NAME)	
2461 Old Hickory Boulevard	2461 Old Hickory Boulevard	157-00-0-099.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Southpaw Events, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Cua and Maxx Cua, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section One, Devonshire Manor of record in Plat Book 5200, Page (s) 122 and 123 and Instrument to amend Final Subdivision Plat recorded in Instrument No. 20070530-0064225, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 170.00 feet on the Southerly side of Old Hickory Boulevard and runs back between lines 335.19 feet on the Westerly line and 335.19 feet on the Easterly line to a dead line in the rear on which it measures 170.0 feet.

Being the same property conveyed to Southpaw Events, LLC, a Tennessee limited liability company by Warranty deed from Dee Anna Smith, as Trustee of the Dee Anna Smith Revocable Trust dated February 28, 2013 of record in Instrument No. 20180105-0001858 Register's Office for Davidson County, Tennessee, dated January 04, 2018 and recorded on January 05, 2018.

Norma O. Acton is one and the same as Norma Acton.

Being also known as 2461 Old Hickory Boulevard Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 19th day of February, 2021.

Southpaw Events, LLC, a Tennessee Limited Liability Company

By: _____
Norma Acton, Member

STATE OF Florida
COUNTY OF St Johns

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Norma Acton, 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 Member of Southpaw Events, LLC, the within named bargainor, a Limited Liability Company, and that such Norma Acton as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in St Johns County, this 19th day of February, 2021.

_____
Notary Signature

Printed Name: Ashley Postell

My commission expires: 11/11/2024

Signer(s) appeared before me by means of:
Physical Presence [✓] Online Notarization [ ],
Personally known [ ] Produced Identification [✓]
Type of Identification Produced:
Drivers License

ASHLEY POSTELL
Notary Public - State of Florida
Commission # HH 062504
My Comm. Expires Nov 11, 2024
Bonded through National Notary Assn.