Karen Johnson Davidson County
Batch# 591884 DEEDWARR
03/15/2021 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $994.38
20210315-0033812

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,750.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 12TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/30/24

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1402

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Ted Ghazal		071-14-0-402.00
1715A 7th Ave N.		
Nashville, TN 37208		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GOCUBSGO, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Theodore E. Ghazad, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Final Plat for Resubdivision of Lot 1, Haynies Grove Resubdivision of Lots 23-25, of record in Plat Instrument No. 20190124-0006963, in the Register's office for Davidson County, Tennessee.

BEING the same property conveyed to GoCubsGo, LLC by Warranty Deed from Heithcock Construction, LLC, a Tennessee limited liability company, dated January 15, 2021, recorded on January 21, 2021, of record in Instrument No. 20210121-0009303, in the Register's office for Davidson County, Tennessee, and also being the same property conveyed to Heithcock Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Douglas Dickerson Design and Development, LLC, a Tennessee limited liability company, dated June 26, 2017, recorded on June 27, 2017, of record in Instrument No. 20170627-0064671, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 57, Page 64, Register's office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Instrument Number 20140613-0051690, and Surveyor's Certificate of Correction recorded in Instrument Number 20150407-0030334, Register's office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record in Instrument Number 20190124-0006963, Register's office for Davidson County, Tennessee.

5. Easements retained by the Metropolitan Government by Metro Ordinance No. BL2016-229, in the Metro Clerk's Office for Davidson County, Tennessee. (Also see Ordinance No. BL2016-468)

6. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets or highways.

7. Taxes for the current year which are not yet due or payable.

This is improved property known as 104 Fern Avenue, Nashville, TN 37207

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/or 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/or 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 our/my hand on the 12th day of March, 2021.

GoCubsGo, LLC

BY:_____
Kimberly Hollingshead, authorized signor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Kimberly Hollingshead with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized signatory and is authorized to execute the instrument of Warranty Deed, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as authorized signatory.

Witness my hand and official seal this 12th day of March, 2021.

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 9/30/24

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22