BOX 10-A

Karen Johnson Davidson County
Batch# 592501 DEEDWARR
03/16/2021 10:04:47 AM 4 pgs
Fees: $23.00 Taxes: $1,063.75

20210316-0034515

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
American Homes, LLC **637 Nevins Place** **Nolensville, TN 37135**	**New Owner**	**081-12-0-253.00**

State of Tennessee
County of DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is **$287,500.00**

Affiant

Sworn to and subscribed before me this 12 day of March, 2021.

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

My commission expires: _____

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **EGY INVESTMENT LLC, A LIMITED LIABILITY COMPANY ORGANIZED IN THE STATE OF TENNESSEE** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **AMERICAN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **1525 Arthur Avenue, Nashville, TN 37208, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 12 day of March, 2021.

GRANTOR:

EGY IVESTMENT LLC,
a limited liability company organized in the State of Tennessee

By: Erian Goda, President
Name: Erian Goda
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Erian Goda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Erian Goda as such President.

Witness my hand, at office, this 12 day of March, 2021.

Notary Public
My Commission Expires: 10-26-24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Map of Addition to Nashville, Called the Town of McGavock of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to EGY Investment LLC, a limited liability company by Warranty deed from Lucille Ladd (also Known as Lucille Ladd Harrison), unmarried of record in Instrument No. 20160906-0093153 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 06, 2016.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.