THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210334000**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $182,000.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2021. Notary Public My Commission Expires:

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Karen Johnson Davidson County
Batch# 609615 DEEDWARR
04/07/2021 02:05:30 PM 2 pgs
Fees: $13.00 Taxes: $673.40
20210407-0046184

WARRANTY DEED

Address New Owner: Seminary Street LLC 1801 Seminary Street Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-09-0-085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anita Kinzer, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seminary Street LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Being Lots 190 and 191, Scruggs Subdivision Brooklyn Heights, as recorded in Book 332, Page 140, Register' Office for Davidson County, Tennessee.

Said Lot 191 fronts 40 feet on the Westerly side of Kassia Street and runs back Westerly between parallel lines 140 feet to an alley. Said Lot 190 fronts 40 feet on the Westerly side of Kassia Street and runs back 140 feet on the Southerly side to an alley and runs back 151 feet on the Northerly side along the Southerly margin of Brooks Ave to an alley and measuring 96.5 feet on said alley.

Being the same property conveyed to Lucian F. Key, a single person and Anita Kinzer, a single person as tenants in common with rights of survivorship by Quitclaim deed from Lucian F. Key, a single person for the expressed purpose of creating a tenancy in common with rights of survivorship of record in Instrument No. 20110620-0047304 Register's Office for Davidson County, Tennessee, dated June 20, 2011 and recorded on June 20, 2011.

Lucian F. Key, Jr. died August 31, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee.

This is improved property located at 1801 Seminary Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2021

Anita Kinzer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anita Kinzer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

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

Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025