39B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April, 2021. Notary Public MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 623522 DEEDWARR
04/27/2021 02:20:55 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20210427-0056160

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Mason	Movement Mortgage	MAP 090-08-0S
638 B Annex Avenue	8024 Calvin Hall Rd	PARCEL 002.00-CO
Nashville, TN 37211	Indian Land, SC 29707	
(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, **Fireball 1960, LLC 1, a Tennessee limited liablity company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Mason and Spencer Mason husband and wife**

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

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Annex Court, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170322-0027968 and being shown on Plat attached thereto as Exhibit "D", 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 a portion of the same property conveyed to Cornelius Designs, LLC, a Tennessee limited liability company by Warranty deed from GMAT Holdings, GP of record in Instrument No. 20170213-0014540 Register's Office for Davidson County, Tennessee, dated February 06, 2017 and recorded on February 13, 2017. (Value or consideration as shown in aforementioned deed $190,000.00.)
Being a portion of the same property conveyed to Fireball 1960, LLC 1, a Tennessee Limited Liability Company by Warranty deed from Cornelius Designs, LLC, a Tennessee limited liability company of record in Instrument No. 20190610-0055395 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on June 10, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **638 B Annex Avenue, Nashville, TN 37211.**

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 hand this the 22nd day of April, 2021.

Fireball 1960, LLC 1, a Tennessee limited liability company

BY: _____

ITS: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Paul J. Galeski, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of the maker, **Fireball 1960, LLC 1, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 22nd day of April, 2021.

My Commission expires 9/18/2022

_____
Notary Public

AMY L. MOORE
Notary Public - Notary Seal
Reynolds County - State of Missouri
Commission Number 14429961
My Commission Expires Sep 18, 2022