Karen Johnson Davidson County
Batch# 623786 DEEDWARR
04/28/2021 09:23:30 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20210428-0056464

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF April, 2021.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 7-8-22
(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: SOUTHGATE DEVELOPMENT LLC	SEND TAX BILLS TO: owner at owners	MAP-PARCEL NUMBERS
(NAME) 320 11th Ave S #562	(NAME) address	09207005600
(ADDRESS) Nash, TN 37203	(ADDRESS)	
(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, **Grace Ann Properties, Inc., Trustee of the Hermosa Street Land Trust** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SOUTHGATE DEVELOPMENT LLC**, A Tennessee Limited Liability Company, 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:

Land in Davidson County, Tennessee being Lot No. 9 in C.R. Badou's subdivision of part of Lot No. 14 of the Harding-Lytle Tract, a plan of which subdivision is of record in Book 161, Page 41, Register's Office for said County.

Said Lot No. 9 fronts 40.0 ft. on the southerly side of Hermosa St., and runs back with the westerly margin of an alley 160.5 feet to an alley in the rear, and measures 42 ft. on the rear line.

Being the same property conveyed to Grace Ann Properties, Inc., Trustee of the Hermosa Street Land Trust, by virtue of that certain Quit Claim Deed dated November 5, 2009, and being of record at Instrument No. 20091109-0103640 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1813 Hermosa St Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of April, 2021.

Grace Ann Properties, Inc., Trustee of the Hermosa Street Land Trust

Ronald B. Plunkett

By: Ronald B Plunkett, President

Brenda F. Plunkett

By: Brenda F Plunkett, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ronald B Plunkett, President of Grace Ann Properties, Inc. and Brenda F. Plunkett, Vice President of Grace Ann Properties, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Themselves to be the President and Vice President of of Grace Ann Properties, Inc., Trustee of the Hermosa Street Land Trust, the within named bargainor, and that they as such President and Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of Grace Ann Properties, Inc., Trustee of the Hermosa Street Land Trust by themselves as President and Vice President.

WITNESS my hand and official seal at office this 26th day of April, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed

Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page

Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY