WARRANTY DEED

Karen Johnson Davidson County
Batch# 628258 DEEDWARR
05/04/2021 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,256.00
20210504-0059524

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Green Hills, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ian Morell, Zachary Lazo and David Albers	Ian Morell, Zachary Lazo, and David Albers	Parcel ID: 081-16-0-631.01
(NAME) 1003 10th Avenue North	(NAME) 1003 10th Avenue N.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wyatt Thomas**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ian Morell and Zachary Lazo and David Albers, as Tenants in Common**, 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:

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

Tract #1:
Being the northerly 39.8 ft. of the easterly 8.0 ft. of Lot No. 14, Sam Haslam's Plan of Nashville, Davidson County, Tennessee, of record in Book 21, Page 17, said Register's Office.

Being more fully described as follows: Beginning at an iron pin in the westerly margin of 10th Avenue, North, said iron pin being located North 35 deg 00' West, 60.2 ft. from the northerly margin of Jackson St., thence with the westerly margin of 10th Ave. North, North 36 deg. 00' West 39.8 ft. to an iron pin, the common corner of Lot Nos. 13 & 14 on the above plan; thence with the line of Lot Nos. 13 and 14 South 54 deg. 36' West, 80.0 ft. to an iron pin; thence leaving lot said lot line, South 35 deg. 00' East 39.8 ft. to an iron pin; thence North 54 deg. 36' East 80.0 ft. to the point of beginning.

Tract #2:
Being part of Lot No. 14 in the Sam Haslam's Plan of Davidson Co. Tennessee as shown of record in Book 21, Page 17, said Register's Office and being more particularly described as follows:

Beginning at a point 80 feet west of 10th Ave. North in the common line of Lots 13 & 14 in said plan, thence southerly 39.8 feet along the westerly line of the tract hereinabove described; thence at right angles 10 feet; thence northerly and parallel with 10th Ave., North 19.8 ft. to a point; thence westerly and parallel with Jackson St. 55 ft. to a point in the easterly margin of said alley 20 ft. to a point in the common line of Lot Nos. 13 & 14, thence along said lot line 65 feet to the point of beginning.

Being the same property conveyed to Wyatt Thomas, By Warranty Deed from David Blake McClure dated October 10, 2014 recorded October 15, 2014, of record as Instrument No. 20141015-0095303 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1003 10th Avenue North, Nashville, TN 37208

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 our hands this 29 day of April, 2021

Wyatt Thomas

LUTHER P. RAMSEY III
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee

COUNTY OF Davidson

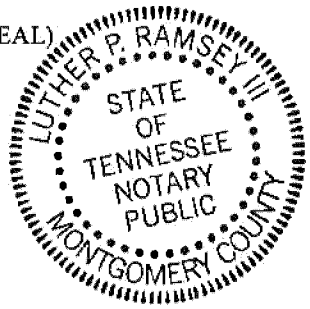
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Wyatt Thomas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2021.

Notary Public

My Commission Expires: 8/12/24

(SEAL)



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

