This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11696-?

Karen Johnson Davidson County
Batch# 629241 DEEDWARR
05/05/2021 11:56:47 AM 2 pgs
Fees: $13.00 Taxes: $2,034.63

20210505-0060267

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $549,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2021.

Notary Public
My Commission Expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Monique Townsend 179 B Rural Avenue Nashville, TN 37209	New Owner	103-02-4B-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Liberty Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Monique Townsend, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 179B, of 179 Rural Avenue, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 179 Rural Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20191014-0104749 and being shown on Plat attached thereto as Exhibit "B", 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 Liberty Investments LLC, a Tennessee limited liability company by Warranty deed from Mark Spivey, married of record in Instrument No. 20191004-0101922 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 04, 2019. (Value or consideration as shown in aforementioned deed $280,000.00.) Being also known as 179 B Rural Avenue Nashville, TN 37209.

This is improved property located at: **179 B Rural Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of April, 2021.

GRANTOR:

Liberty Investments, LLC, a Tennessee Limited Liability Company

By: _____
Surajit Chaudhury

By: _____
Rasik Patel

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Surajit Chaudhury, and Rasik Patel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Liberty Investments, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2021.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission expires: 4/ce/24