Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY ~~OF RUTHERFORD~~ (T) Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 529,900.00

Affiant

Subscribed and Sworn before me this 4th day of May , 2021.

Notary Public
My commission expires:

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 631963 DEEDWARR
05/10/2021 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20210510-0062157

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Lauren Ashley Gaston 713 32nd Avenue North, B, Nashville, TN 37209	The same	092-05-0-313.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **32nd Ave Developments, LLC, a Tennessee Limited Liability Company** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lauren Ashley Gaston, single women,** "the Grantee," the following described real estate in Davidson, Tennessee:

Tract 3 (713B):
Being a Tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot 6 of the G.E. Jackson Subdivision of the Marble Lot of record in Plat Book 161, page 86, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pipe old in west right of way of 32nd Avenue North, being the northeast corner of the herein described tract and the southeast corner of said Lot 5; Thence running with the 32nd Ave. N., S 20 deg. 35' 20" E, 35.00' to a point and common corner with Lot 7; Thence leaving 32nd Ave. N., S 74 deg., 53' 11" W, 140.00' to a point in the east right of way of Alley No. 1181, being 12' wide per Plat Book 161, page 86 and common corner with Lot 7; Thence leaving Lot 7 and running with the east right of way of Alley No. 1181, N 20 deg. 35" 20" W, 35.00' to a point and common corner with Lot 5; Thence with Lot 5, N 74 deg. 53' 11" E, 140.00' to the POINT of BEGINNING and containing 4,877.64 square feet or 0.112 acres, more or less.

Being the same property conveyed to 32nd Ave Developments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Hensley Group, LLC, a Tennessee Limited Liability Company, dated 6/29/2020 and recorded on 07/02/2020 in Instrument No. 20200702-0071617, Register's Office for Davidson County, Tennessee.

This is [ ] improved [ ] unimproved property known as 713 32nd Avenue North, B, Nashville, TN 37209

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of May, 2021

32nd Ave Developments, LLC, a Tennessee Limited Liability Company

By: _____
Michael E. Hensley, Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

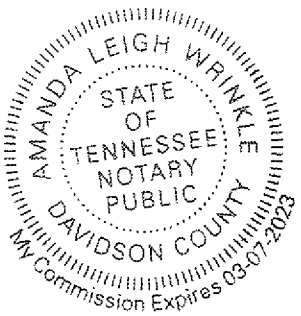
Before me, the undersigned of the state and county mentioned, personally appeared Michael E. Hensley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of 32nd Ave Developments, LLC, the within named bargainor, a Limited Liability Company, and that such Michael E. Hensley as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Tennessee this 4th day of May, 2021.

Amanda Wrinkle
Notary Signature

Printed Name: Amanda Wrinkle

My commission expires: 03/07/2023



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021