21-3142

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210434571

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $667,000.00.

Affiant

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

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10/30/24

Karen Johnson Davidson County
Batch# 633061 **DEEDWARR**
05/11/2021 11:20:35 AM 2 pgs
Fees: $13.00 Taxes: $2,467.90

20210511-0063270

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
LH2 Investments, LLC 2600 Acklen Avenue Nashville TN 37212	Brian Layton 618 Hamilton Ave. Nashville. TN 37203	Tax Parcel ID No. 104-11-0-021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George S. Atwood, as Successor Trustee of the Atwood Joint Revocable Living Trust Agreement U/A/D September 07, 1999, and as amended by the First Amendment to the George W. Atwood and Wendell C. Atwood Joint Revocable Living Trust Agreement dated May 1, 2000** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LH2 Investments, LLC, a Tennessee limited liability company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the east 57.3 feet front and 55.3 feet rear of Lot No. 48 on the Map of Rich Re-subdivision of certain lots in Stokes and Marshall's Addition, as of record in Plan Book 547, Page 172, Register's Office for said County.

Said part of Lot No. 48 fronts 57.3 feet on the north side of Acklen, formerly Marshall, Avenue and runs back between lines 168.5 feet along the west margin of 26th Avenue South, to an alley in the rear on which it measures 55.3 feet.

Being the same property conveyed to George W. Atwood and wife, Wendell C. Atwood, Trustees of the Atwood joint Revocable Living Trust Agreement U/A/D September 07, 1999 by Quitclaim deed from George W. Atwood and Wendell C. Atwood, individually of record in Book 11671, page 741, Register's Office for Davidson County, Tennessee, dated September 07, 1999 and recorded on September 22, 1999.

George W. Atwood now being deceased on November 9, 2010 in Williamson County, Tennessee and Wendell C. Atwood now being deceased on August 28, 2007 in Williamson County, Tennessee, leaving George S. Atwood as the Successor Trustee of the Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 172, Register's Office for Davidson County, Tennessee.

This is improved property located at 2600 Acklen Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of May, 2021.

The Atwood Joint Revocable Living Trust

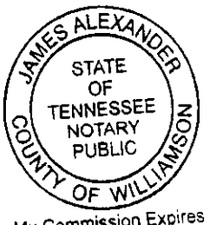
By: George S. Atwood, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George S. Atwood, 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 Successor Trustee of The Atwood Joint Revocable Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of May, 2021.

Notary Public
My Commission Expires: _____



My Commission Expires
March 13, 2022