This instrument was prepared by and is to be returned to:

Thomas R. Buckner
Apperson Crump PLC
6000 Poplar Avenue, Suite 150
Memphis, Tennessee 38119
(901) 756-6300

Karen Johnson Davidson County
Batch# 636625 **DEEDWARR**
05/14/2021 11:22:23 AM 2 pgs
Fees: $13.00 Taxes: $179.45

20210514-0065279

Name and Address of New Owner And Send Tax Bills and Notices to:

Levy Lane Properties LLC
2290 Turpins Glen Dr.
Germantown, TN 38183-5852

PARCEL ID: 081 06 0 473.00

Property Address:
2606 Buchanan Street
Nashville, TN 37208

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 sufficiency of which are hereby acknowledged, the undersigned, **ANNA L. LEVY**, an unmarried person, does hereby grant, bargain, sell, convey and warrant unto **LEVY LANE PROPERTIES LLC,** a Tennessee limited liability company, all of her right, title and interest, in the following described real estate, together with all appurtenances and improvements used in connection therewith, in the County of Davidson, State of Tennessee, commonly known as 2606 Buchanan Street, Nashville, Tennessee 37208, being more definitely described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of J. Mat Williams Subdivision, being a re-subdivision of Lots Nos. 3 and part of Lot No. 4, of record in Book 332, Page 54, Register's Office for said County, said re-subdivision being of record in Book 3842, Page 47, said Register's Office and described as follows:
>
> Said Lot No. 1 fronts 56.2 feet on the Northerly margin of Buchanan Street and runs back between parallel lines 149.7 feet to a dead line measuring 56.7 feet thereon.
>
> Being the same property conveyed to ANNA L. LEVY, an unmarried woman, by Warranty Deed of record under Instrument Number 20180104-0001338 in the Davidson County Register's Office.
>
> No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer,

who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 3 day of May, 2021.

Anna L. Levy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Notarial Seal, at office, this 3rd day of May, 2021.

Michele D Gatlin
NOTARY PUBLIC

My Commission Expires: May 7, 2024.

MICHELE D. GATLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer is $48,500.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of May, 2021.

Michele D Gatlin
NOTARY PUBLIC

My Commission Expires: May 7, 2024.

MICHELE D. GATLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024