WARRANTY DEED

Karen Johnson Davidson County
Batch# 637894 **DEEDWARR**
05/17/2021 03:11:01 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20210517-0066460

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/14/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3395

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lenox Oceola Townhomes, LLC	New Owner	091-14-0-161.00 (Tract 1)
6039 Robin Hill Rd		091-14-0-140.00 (Tract 2)
Nashville, Tn 37205		091-14-0-139.00 (Tract 3)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

5623 Lenox Ventures LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lenox Oceola Townhomes, LLC

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I - 5623 Lenox Ave.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of W.N. Price Subdivision of Lot 19 of C.C. Vernon Farm of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 50 feet on the Southerly margin of Lenox Street and extends back 156.9 feet on the Easterly line and 151.6 feet on the Westerly line to a dead line in the rear, measuring 50 feet thereon.

Together with a part of a closed alley, abandoned and closed by the Davidson County Planning Commission, as described in Book 2101, page 461, said Register's Office.

TRACT II - 0 Lenox Ave.

Land in Davidson County, Tennessee, being part of Lot Nos. 3 & 4, on the plan of W.N. Price Subdivision of Lot 19, of C.C. Vernon Farm, of record in Book 421, Page 36, Register's Office for said County.

Said part of Lots 3 & 4 which is a corner lot, fronts 90 feet (erroneously referred to as 50 feet in the current vesting deed) on the Southerly margin of Lenox Avenue and fronts 71 feet on the Easterly margin of Osceola Ave., and extends back 71 feet on the Westerly line and 90 feet on the Southerly line to a point of intersection.

TRACT III - 228 Osceola Ave.

Land in Davidson County, Tennessee, being the Southerly one-half of Lot Nos. 3 and 4, in the rear of said lots on the plan of W.N. Price Subdivision of Lot No. 19, of the C.C. Vernon Farm, as of record in Book 421, Page 36, Register's Office for said County, described according to a survey made by George W. Watkins Surveyor, March 24, 1959 as follows:

Beginning at an iron pin on the Easterly margin of Osceola Avenue, as widened, at a point 71 feet South of the Southerly margin of Lenox Avenue; thence North 73 degrees 15 minutes East, 89.9 feet to the Westerly line of Lot No. 2; thence South 5 degrees 50 minutes East, 83.35 feet to the center of an alley, now closed; thence south 76 degrees 5 minutes West 90 feet, more or less to the Easterly margin of Osceola Avenue; thence with said Avenue, North 5 degrees West 79 feet to the beginning.

Together with a part of a closed alley, abandoned and closed by the Davidson County Planning Commission, as described in Book 2101, page 461, said Register's Office.

Being the same property conveyed to 5623 Lenox Ventures, LLC, a Tennessee limited liability company by Warranty Deed from 5623 Lenox Partners, a Tennessee general partnership, dated August 24, 2020 and recorded on August 31, 2020, of record in Instrument No. 20200831-0098658, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 0 Lenox Ave Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on May 14, 2021}.

5623 Lenox Ventures LLC, a Limited Liability Company

By: John Doulis, authorized member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, 5623 Lenox Ventures, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 14, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-3395

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027