RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TNZ115657

Karen Johnson Davidson County
Batch# 638146 DEEDWARR
05/18/2021 10:29:49 AM 2 pgs
Fees: $13.00 Taxes: $591.63

20210518-0066762

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2021.

NOTARY PUBLIC

My commission expires: 7/9/27

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-09-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flip Nash, LLC, a Tennessee limited Liability Company 1608 23rd Avenue N. Nashville, TN 37208	~~Same address as new owner~~ Fix & Flip LLC 505 Church St. Apt 907 Nashville TN 37219	081-11-0-112.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars ($159,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES R. CHERRY JR. AND ANN M. CHERRY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **FIX AND FLIP NASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of S.A. Champion's Subdivision of record in Book 161, page 132, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Cherry Jr. and Ann M. Cherry from Summer L. Moltzan, a married person, by Warranty Deed dated 04/30/2020 and recorded 07/09/2020 in Instrument No. 20200709-0074429, Register's Office of said County.

Being the same property conveyed to Summer L. Moltzan, a married person from Caldwell Wright and wife Delores Wright, by Warranty Deed dated 08/31/2017 and recorded 09/05/2017 in Instrument No. 20170905-0091057, Register's Office of said County.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 058VR521 01608

The address of the herein described property is believed to be 1608 23rd Avenue N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of May, 2021.

JAMES R. CHERRY JR.

ANN M. CHERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James R. Cherry Jr. and Ann M. Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of May, 2021.

Notary Public

Printed Notary Name

My commission expires: 11/19/23

ROBYN L MCCORMACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-19-2023