WARRANTY DEED

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 8-11-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Patrick Dial		08112009100
(NAME)	(NAME)	
1623 Arthur Avenue	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 642586 **DEEDWARR**
05/24/2021 10:30:59 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20210524-0069894

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Green Pine Properties, LLC and Kathryn McDaniel,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **George Patrick Dial,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 370 in the McGavock and Wemore's First Addition to Nashville, called the Town of McGavock, a Plan of which is of record in Book 21, page 23, of the Register's Office Davidson County, Tennessee.

Said part of Lot No. 370 fronts 25 feet on the Westerly margin of Wetmore, now Arthur Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Green Pine Properties, LLC, by deed from Anderson Chapman Investments, LLC, a Tennessee Limited Liability Company, dated 7-10-20 of record in Instrument #202007200079096, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 1623 Arthur Avenue, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hands this 14th day of May, 2021.

GREEN PINE PROPERTIES, LLC

Tyler Antonakos
Member

Kathryn McDaniel

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned of the State and County aforesaid, Tyler Antonakos, with whom I am personally acquainted, and who acknowledged that he is a Member (or other officer authorized to execute the instrument) of Green Pine Properties, LLC, the within named bargainor and that he as such authorized member has executed the foregoing instrument for purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

WITNESS my hand and seal this 14th day of May, 2021.

Notary Public Judy Reed
My Commission Expires: 11-20-21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned of the State and County aforesaid, Kathryn McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the within and foregoing instrument with the proper authority and for the purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2021.

Notary Public Judy Reed
My Commission Expires: 11-20-21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 2254