WARRANTY DEED

Karen Johnson Davidson County
Batch# 643270 DEEDWARR
05/24/2021 02:54:41 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20210524-0070216

B-SB-TCH-21-520

Margaret R. Mean
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Cumberland Holding Company, LLC, a Tennessee limited liability company	New owner	
(NAME)	(NAME)	**105-07-0-212.00**
667 Wedgewood Ave, Ste. C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ADRIENNE BARCLAY AND HUSBAND, ROBERT BARCLAY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE CUMBERLAND HOLDING COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point located in the Northerly margin of Hamilton avenue, said point being approximately 585.0 feet West from the Westerly margin of rains avenue, Being the Southeasterly corner of property conveyed to Mary K. Eaker by deed of record in Book 10152, Page 551, Register's Office for Davidson County, Tennessee and being the Southwesterly corner of the herein described tract; thence, leaving said Right-of-Way line with the Easterly line of the aforementioned Mary Eaker property North 4 Degrees 38 Minutes 00 Seconds East, 167.19 feet to an existing iron pin;

Thence, leaving said Easterly line with the Southerly margin of a metro alleyway South 86 Degrees 14 Minutes 20 Seconds East, 50.00 feet to an existing pin; thence, leaving said alleyway with the westerly line of property conveyed to Iveylee Beck Trump and Christopher Wade by deed of record in Instrument No, 20110603-0042398, Register's Office for Davidson County, Tennessee, South 4 Degrees 46 Minutes 04 Seconds West, 167.27 feet to an existing iron pin; thence, leaving said westerly line with the northerly margin of Hamilton avenue North 86 Degrees 09 Minutes 10 Seconds West, 49.60 feet to an existing iron pin and the point of beginning. Containing 8,330 square feet or 0.19 acre, more or less. According to the survey by Benny M. Cantrell, dated December 10, 2010.

Being the same property conveyed to Adrienne Barclay and husband, Robert Barclay, by Warranty Deed from Michael Krabousanos, married, of record in Instrument No. 20110729-0058121 Register's Office for Davidson County, Tennessee, dated July 21, 2011 and recorded on July 29, 2011. (Value of consideration shown in aforementioned deed $222,188.13.)

Being also known as 520 Hamilton Ave, Nashville, Tennessee 37203.

This conveyance is subject to:
- 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 1, Page 97 (Chancery Court), Register's Office for Davidson County, Tennessee.
- Subject to those matters according to the survey by Benny M. Cantrell, dated December 10, 2010.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **520 Hamilton Ave, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 21st DAY OF MAY, 2021.

BY ATTORNEY IN FACT

Adrienne Barclay by Robert Barclay, Attorney in Fact

Robert Barclay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT BARCLAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ADRIENNE BARCLAY, and who acknowledged he/she/they executed the same as the free act and deed of the said ADRIENNE BARCLAY.

Witness my hand and official seal, this the 21st of May, 2021.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of May, 2021.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212