34589-5

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 657689 DEEDWARR
06/16/2021 10:11:05 AM 2 pgs
Fees: $13.00 Taxes: $990.68

20210616-0081113

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$267,750.00**

Affiant

Subscribed and sworn to before me, this the **14th** day of **June, 2021.**

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Molly Secours	**Wilson Bank & Trust**	**094-02-0-063.00**
1713 Eastside Avenue	**623 West Main Street**	
Nashville, TN 37206	**Lebanon, TN 37087**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

East Side Story, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Molly Secours, an unmarried woman

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 Lot No. 123 on the Plan of Electric Car Company's 40-acre tract of land, called the United Electric Railway's Subdivision, of record in Plat Book 161, page 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to East Side Story, LLC, a Tennessee limited liability company by Warranty Deed dated December 10, 2018 from Molly E. Secours, unmarried, of record in Instrument No. 20181211-0120365, Register's Office for Davidson- County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 161, Page 8, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable**

This is improved property, known as **1713 Eastside Avenue, Nashville, TN 37206**

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 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 hand(s) this **14th** day of **June, 2021.**

East Side Story, LLC, a Tennessee limited liability company

By: _____
Peter Kurland, Member

By: _____
Shannon Wood, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Peter Kurland and Shannon Wood** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be **Members** of **East Side Story, LLC**, the within named bargainor, a Tennessee limited liability company, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Peter Kurland and Shannon Wood** as **Members.**

Witness my hand, at office at Nashville, Tennessee, this **14th** day of **June, 2021.**

_____
Notary Public

My Commission Expires: 11/6/21

