WARRANTY DEED

Karen Johnson Davidson County
Batch# 657859 DEEDWARR
06/16/2021 12:33:33 PM 2 pgs
Fees: $13.00 Taxes: $984.20

20210616-0081412

BRIAN C. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

#15652

Return to.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Galactic Redevelopment LLC	NEW OWNER	06115019500
(NAME)	(NAME)	
(ADDRESS) 1425 NORVEL AVE	(ADDRESS)	
(CITY) NASHVILLE (STATE) TN (ZIP) 37216	(CITY) (STATE) (ZIP)	

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, I/WE, **A Place in the Sun, Inc.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Galactic Redevelopment LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land n Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson county, Tennessee, being Lot 21 on the Map of Shadowlawn Subdivison as of record in Book 1130, Page 84, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to A Place in the Sun, Inc., by deed of record in Instrument NO. 20051208-0147706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1425 Norvel Avenue, Nashville, TN 37216
(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 11th day of June, 2021.

Tina Tsui for A Place in the Sun Inc.
A Place in the Sun, Inc.

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Tina Tsui with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of A Place in the Sun, Inc. and that as he/she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of A Place in the Sun Inc., by himself/herself as President.

WITNESS my hand and seal this 11th day of June, 2021.

Brian James
Notary Public
My Commission Expires: 7/9/24

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 15652