Karen Johnson Davidson County
Batch# 659514 DEEDWARR
06/18/2021 09:19:36 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20210618-0082373

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210300104

WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 7th day of June, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/8/24

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Holding Group LLC **2220 Hillcrest Street** **Orlando, FL 32803**	same owner	**105-05-0-499-00**

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

Anna L. Beaudion, unmarried

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

Nashville Holding Group LLC, a Florida Limited Liability Company

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. 1 on the Plan of Edgehill Estates, Section 59, of record in Book 4595, Page 72, Register's Office for Davidson County, Tennessee.

BEGINNING at a concrete monument in the northerly margin of Argyle Avenue at the southwest corner of Lot 27, Fairview Addition; thence with said Avenue North 83 degrees 22 minutes West, 27.88 feet to a point in the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve 39.59 feet to a concrete monument in the east margin of Hillside Avenue; thence with said Avenue along a slight curve to the right having a radius of 464.92 feet in a northerly direction 20.56 feet to a point; thence continuing with said Avenue North 9 degrees 54 minutes East, 89.94 feet to a point; in the beginning of a curve to the right having a radius of 15.00 feet; thence around said curve in a northeast direction 22.70 feet to a point in the south margin of Alley No. 658; thence with said alley South 83 degrees 24 minutes East, 40.61 feet to a point; thence leaving said Alley South 9 degrees 54 minutes West, 150.02 feet to the point of beginning.

BEING the same property conveyed to Anna L. Beaudion by Warranty Deed from Roland A. Smith and wife, Janice Smith, dated 1/6/1981 and recorded 1/8/1981 in Book 5698, Page 419, Register's Office for Davidson County, Tennessee

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **852 W. Argyle Ave, Nashville, TN 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 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 our hands this 7th day of June, 2021.

Anna L. Beaudion
By Jacqueline Beaudion, Atty in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 7th day of June, 2021, before me personally appeared **Jacqueline Beaudion** to me known to be the person who executed the foregoing instrument in behalf of **Anna L. Beaudion** as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **Anna L. Beaudion**.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of June, 2021.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022