Karen Johnson Davidson County
Batch# 660506 DEEDWARR
06/21/2021 11:05:49 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20210621-0083196

WARRANTY DEED

2021-215

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

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

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Datz and Brianna A. Cotton 911 Warren Street Nashville, TN 37208	New Owner	092-04-0-290.00

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, I/we, **Nathan Carter, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew Datz, an unmarried man and Brianna A. Cotton, an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated said premises being further described as follows:

Being the Southerly half of Lot No. 21 on the plan of Holt's Addition to Nashville, of record in Book 21, page 33, in the Register's Office for Davidson County, Tennessee. Said Southerly half of Lot No. 21 fronts 25 feet on the Westerly side of Warren side of Warren, formerly Holt Street, and runs back between parallel lines 136 feet, more or less, to an alley.

Being the same property conveyed to Nathan Young, an unmarried man from Greene & Young Enterprises, LLC by Warranty Deed dated October 10, 2018 and recorded November 1, 2018 in Instrument No. 20181101-0108335, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 911 Warren Street, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Nathan Carter

State of Tennessee
County of DAvidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Nathan Carter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of June, 2021.

Notary Public
My Commission Expires: 6-24-2023

