Karen Johnson Davidson County
Batch# 663271 DEEDWARR
06/23/2021 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210623-0085026

WARRANTY DEED

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF June, 2021.

Nichole Dowling
Notary Public

MY COMMISSION EXPIRES: 12.7.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua K. Boyd	"New Owners"	
(NAME)	(NAME)	
513 19th Ave N	6780 Autumnwood Dr.	09208007300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Alex Street Gp,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua K. Boyd and wife, Nicole R. Boyd,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Number 7 on the map of George I. Waddey's Re-subdivision Lots Numbers 17-21 inclusive of the Power Property, as of record in Book 547, Page 130, Register's Office for said County and that part of Lot Number 16 on the map of the Power Property, as of record in Book 421, Page 65, said Register's Office, lying immediately in the rear of said Lot Number 7 and described as follows:

Beginning at the southwest corner of 19th Avenue North, as now established and the fires alley north of Pearl Street, said point being established by Deed from Beatrice Finley to the City of Nashville, of record in Book 777, Page 481 said Register's Office; thence with the line between said two lots westwardly 155 feet to the easterly line of the Lot Number 16 continuing in the same direction 50 feet, in all 205 feet, to the easterly line of the Lot Number 15 on said plan of the Power Property; thence with said line northwardly 18 feet, more or less, to the southerly margin of said alley; thence with said alley easterly 51.3 feet to the northwest corner of said Lot Number 7, and continuing in the same direction and with the southerly margin of said alley 143.61 feet in all 194.91 feet, more or less to the beginning.

Being the same property conveyed to Alex Street, GP, by virtue of that certain Warranty Deed dated June 25, 2015, and being of record at Instrument No. 20150707-0065836 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 513 19th Ave N Nashville, TN 37203
(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 hand this 18th day of June, 2021.

ALEX STREET GP

BY: _____

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county mentioned, personally appeared Thomas McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Alex Street GP, the within named bargainor, a corporation, and that such president or officer as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent.

WITNESS my hand and official seal at office this 18th day of June, 2021.

Angela G. Batson
Notary Public

My Commission Expires: 9-7-21

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Certificate of Authenticity

I, Dawn Cheri Mason, do hereby make oath that I am a licensed attorney
And/or the custodian of the electronic version of the attached document tendered for registration
Herewith and that this is a true and correct copy of the original document executed and
Authenticated according to the law.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022