Karen Johnson Davidson County
Batch# 663518 DEEDWARR
06/24/2021 08:31:30 AM 6 pgs
Fees: $33.00 Taxes: $1,165.50
20210624-0085323

WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-678

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan C. D'Angelo		081 12 0 214 00
(NAME) 1531 11th Avenue North	(NAME) Same as Owner	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Linda G. Dobbins, unmarried** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Ryan C. D'Angelo, a single man** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "Permitted Exceptions").

This is improved property located at 1531 11th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever

defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 22nd day of June, 2021.

GRANTOR:

Linda G. Dobbins

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Linda G. Dobbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22 day of June, 2021.

Notary Public

My Commission Expires: 5/2/2022



EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Four contiguous tracts of land located in Davidson County, Tennessee, described as follows:

TRACT 1:

Being part of Lot No. 82 in the Plan of Lots by D. T. McGavock and Others recorded in Plan Book 21, Page 41, of the Register's Office for Davidson County, Tennessee, except the southerly five (5) feet of Lot No. 82 as mentioned above, D. T. McGavock Plan; et al, Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 82 fronts the northerly 45 feet of said lot of what was formerly Fillmore Avenue now 11th Avenue North and extends back between parallel lines 150 feet, more or less, to an alley.

Included in the above description but excluded therefrom is that portion of the subject property conveyed to the State of Tennessee for roadway purposes, by deed of record in in Book 4140, Page 857, said Register's Office, and described as follows:

Beginning at a point n the southwesterly margin of 11th Avenue North, said point being the northeasterly corner of the common corner of Lots 82 and 84, of said plans; thence with the southerly margin of 11th Avenue North , S 33 deg. 42' 21" E 45 ft. to a point, being the northerly corner of the southerly 5 ft. of said Lot No. 82, thence with the dividing line between the southerly 5 ft. and the northerly 45 ft. of Lot 82, S 56 deg. 15' 28" W 75.5 ft. to a point; thence N 0 deg. 48' 19" E 54.64 ft. to the common line between Lots 82 and 84 on said plan; thence with the line of Lots 82 and 84, N 56 deg. 15' 28" E 45.54 ft. to the point of beginning, and being part of the same property vested in Mrs. Isabella Bryant, by deed from Leslie H. Gooch, as of record in Book 626, Page 484, Register's Office for Davidson County, Tennessee.

TRACT 2:

Being the north half of Lot No. 81 in the Plan of Lots by D. T. McGavock and Others recorded in Plan Book 21, Page 41, of the Register's Office for Davidson County, Tennessee, fronting 25 feet on the west side of what was formerly Fillmore Avenue now 11th Avenue North and running back 150 feet to an alley, also, the southerly 5 feet of Lot No. 82 in said Addition to the Town of McGavock, Nashville, Tennessee, fronting on the west side of what was formerly Fillmore Avenue now 11th Avenue North, and running back 150 feet to an alley.

Included in the above description but excluded therefrom is that portion of the subject property conveyed to the State of Tennessee for roadway purposes, by deed of record in in Book 4140, Page 855, said Register's Office, and described as follows:

Beginning at a point in the southwesterly margin of 11th Avenue North, said point being N 33 deg. 42' 21" W 25 ft. from the common corner of Lots 80 and 81 of said plan; thence S 56 deg. 15' 28" W 97.15 ft. to a point, being 25 ft. northwesterly from the common line of said Lots 80 and 81; thence N 0 deg. 49' 19" E 36.43 ft. to a point, being 5 ft. northwesterly from the common line

between Lots 81 and 82 of said plan; thence parallel to and 5 ft. from said Lot line N 56 deg. 15' 28" E 76.50 ft. to the margin of 11th Ave. North; thence S 33 deg. 42' 21" E 30 ft. to the point of beginning and being a part of the same property devised to Willie Davis by will of Bettie Taylor deceased, of record in Book 60, Page 106, Register's Office for Davidson County, Tennessee. The said Willie Davis having since died leaving the property vested in her Heirs at Law.

TRACT 3:

Being the south half of Lot No. 81 on the Plan of Lots by D. T. McGavock and Others recorded in Plan Book 21, Page 41, of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 81 fronts 25 feet on the westerly side of what was formerly Fillmore Avenue now 11th Avenue North and runs back between parallel lines 150 feet to an alley.

Included in the above description but excluded therefrom is that portion of the subject property conveyed to the State of Tennessee for roadway purposes by deed of record in Book 4139, Page 591, said Register's Office and being more particularly described as follows:

Parcel #1: Beginning at a point in the westerly margin of 11th Avenue, said point being the common corner between Lots 80 and 81 on the map of McGavock & Others' Addition, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee; thence with the common line between said Lots 80 and 81 S 56 deg. 15' 28" W 48.78 feet to a point; thence with a line of severance (being the controlled access right-of-way line) N2 deg. 28' 28" E 30.36 feet to a point in the line of severance between the northerly 25 feet and the southerly 25 feet of Lot 81 in the aforesaid subdivision; thence with line of severance between the northerly 25 feet and the southerly 25 feet of said Lot No. 81, N 56 deg. 15' 28" E 31.57 feet to a point in the westerly margin of 11th Avenue; thence with the westerly margin of 11th Avenue and the easterly boundary of said Lot 81, S 33 deg. 42' 21" E 25 feet to the point of beginning.

Parcel #2: Beginning at a point on the common line between Lots No. 80 and 81 on the map of McGavock and Others' Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, said point being on the controlled access right-of-way line of Interstate Route I-265, S 56 deg. 15' 28" W 48.78 feet from the westerly margin of 11th Avenue, as surveyed along the common line; thence along the said controlled access right-of-way line, N 0 deg. 49' 19" E 30.36 feet to a point on the line of severance between the northerly half and the southerly half of said Lot 81; thence along the said line of severance, S 56 deg. 15' 28" W 65.58 feet to a point; thence on a line being parallel to and 54 feet (measured at right angles) from the aforesaid controlled access right-of-way line, S 0 deg. 49' 19" W 30.36 feet to a point on the common line between said Lots Nos. 80 and 81; thence along said common line, N 56 deg. 15' 28" E 65.58 feet to the point of beginning.

TRACT 4:

Being the north one-half of Lot No. 80 on the Plan of Lots by D. T. McGavock and Others recorded in Plan Book 21, Page 41, of the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 80 fronts 25 feet on the westerly side of what was formerly Fillmore Avenue now 11th Avenue North, and runs back between parallel lines, 150 feet to an alley.

Included in the above description but excluded therefrom is that portion of the subject property conveyed to the State of Tennessee for roadway purposes pursuant to the Consent Judgement of record in Book 4176, Page 955, said Register's Office, and being more particularly described as follows:

Parcel 1: BEGINNING at a point on the westerly margin of 11th Avenue, said point being the common corner between the northerly 25 feet and the southerly 25 feet of Lot No. 80 on the Map of D. T. McGavock and Other's Addition, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee; thence with the line of severance between the northerly 25 feet and the southerly 25 feet of said Lot No. 80, South 56 degrees 15 minutes 28 seconds West 65.99 feet to a point; thence with a line of severance (being the Right of Way Line) North 0 degrees 49 minutes 19 seconds East 30.36 feet to a point in the common line between Lots 80 and 81 in the aforesaid subdivision; thence with the common line between said Lots 80 and 81, North 56 degrees 15 minutes 28 seconds East 48.78 feet to a point in the westerly margin of 11th Avenue; thence with the easterly margin of 11th Avenue and the easterly boundary of said Lot 80, South 33 degrees 42 minutes 21 seconds East 25 feet to the point of beginning.

Parcel 2: There is also condemned in fee simple to the following described land for right of way to which the condemnee will have access. BEGINNING at a point on the common line between Lots Nos. 80 and 81 on the map of D. T. McGavock and Others' Addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, said point being South 56 degrees 15 minutes 28 seconds West 48.78 feet from the westerly margin of 11th Avenue as surveyed along said common; thence continuing along said common line, South 56 degrees 15 minutes 28 seconds West 65.58 feet to a point; thence South 0 degrees 49 minutes 19 seconds West 30.36 feet to a point in a line separating the northerly 25 feet of said Lot No. 80; thence along the common line between the northerly 25 feet and the southerly 25 feet of said Lot No. 80, North 56 degrees 15 minutes 28 seconds East 65.58 feet to a point, said point being South 56 degrees 15 minutes 28 seconds West 65.99 feet from the westerly margin of 11th Avenue as surveyed along said common line; thence North 0 degrees 49 minutes 19 seconds East (being the Controlled Access Line) 30.36 feet to the point of beginning.

All said property being the same property conveyed to Linda G. Dobbins, unmarried, by Warranty Deed from William Patton, Jr. and wife, Cheri M. Patton, of record in Instrument No. 20040109-0003743, in the Register's Office for Davidson County, Tennessee, dated January 6, 2004 and recorded on January 9, 2004.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 law.

Signature

STATE OF TENNESSEE)

)

COUNTY OF DAVIDSON)

On this 1st day of June, 2021, personally appeared before me, Tiffhany Wilson, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022