Karen Johnson Davidson County
Batch# 666662 DEEDWARR
06/28/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210628-0087148

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$230,000.00.**

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
II Staks, LLC	SAME AS NEW OWNER	m/p 092-03-0-071.00
(Name)	(Name)	
1720 West End Ave , Suite 300		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/ DOLLARS ($230,000.00), CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MAXINE CHANDLER-AUGUSTE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **II STACKS, LLC**, HEREINAFTER CALLED THE GRANTEE(S), 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 and being more particularly described as follows:

TRACT NO. 1:

Being the easterly forty feet of Lot No. 1 in Block 1 in the Plan of the Subdivision of the Heffernan Place as shown of record in Book 161, Page 138, of the Register's Office for Davidson County, Tennessee.

Said 40 feet of said Lot No. 1 fronts forty feet on the south side of Heffernan Street and runs back between parallel lines 150 feet to an alley.

TRACT NO. 2:

Being the westerly 30 feet of Lot No. 1 and the easterly 10 feet of Lot No. 2 of Block No. 1 on the Map of the Subdivision of the Heffernan Place, a plat of which is of record in Book 161, Page 155, Register's Office for said County.

Said parts of said lots are more particularly described as follows: Beginning at a point in the southerly margin of Heffernan Street, 40 feet westerly from the westerly margin of Harrahan Avenue; thence southerly and parallel with Harrahan Street 150 feet to a point in the southerly margin of an alley 40 feet westerly from the westerly margin of Harrahan Street; thence westerly 37.6 feet to a point; thence northerly 150 feet to Heffernan Street; thence along the southerly margin of Heffernan Street easterly 40 feet to the point of beginning.

Being the same property conveyed to MAXINE CHANDLER-AUGUSTE, AN UNMARRIED WOMAN, by deed from GARY L. CAMPBELL AND WIFE, BONNIE M. CAMPBELL, of record in Instrument No. 20050304-0024224, dated February 25, 2005, said Register's Office.

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.

Executed by my hand this 15th Day of June 2021.

Maxine Chandler-Auguste

State of Tennessee

County of Davidson

I, Chukwudi Echetebu, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Maxine Chandler-Auguste personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal this the 15 day of June, 2021.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole 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

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

