Karen Johnson Davidson County
Batch# 670175 DEEDWARR
07/02/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210702-0090007

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Kudzu Real Estate Inc. | NEW OWNER | 071 08 0 283.00 |
| (NAME) | (NAME) | |
| 203 Point East Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | | |
| (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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Orange Capital, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kudzu Real Estate Inc., a Tennessee Corporation**, 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 and being Lot No. 97 on the Plan of Joywood as shown by a map of record in Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Included in the above described but excluded herefrom is a part of Lot No. 97 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed of record in Book 6027, Page 983, in the Register's Office for Davidson County, Tennessee and described as follows:

Being a part of Lot No. 97 on the Plan of Joywood as of record in Book 974, Page 45, Register's Office for said County.

Beginning at a point, being the northeastern corner of property belonging to Michael J. Morton and Lillian C. Morton, said point being common to Parcel 284 on Map 71-8, as of record in Book 1372, Page 301, of the R.O.D.C., Tennessee; thence westerly along the existing southern right-of-way line of East Trinity Lane, bearing N 84° 01' 26" W, 50 feet, more or less, to a point on the common property line of Parcels 283 and 282 on Map 71-8; thence along said property line, bearing S 3° 26' 34" W, 5 feet, more or less, to a point; thence in a straight line bearing S 84° 01'

26" E, 50 feet, more or less, to a point on the common property line of parcels 283 and 284 on Map 71-8; thence along said property line, bearing N 3° 26' 34" E, 5 feet, more or less, to the point of beginning and containing therein an area of 250 square feet, more or less.

Being the same property conveyed to Orange Capital, LLC, a Tennessee limited liability company by Warranty Deed from Deborah Wright, an unmarried woman dated April 30, 2021, filed of record on May 5, 2021, of record in Instrument No. 20210505-0060498, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 420 E. Trinity Lane, Nashville, TN 37207

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 15 day of July, 2021.

Orange Capital, LLC
a Tennessee Limited Liability Company

BY: _____
Jesse Silvas, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jesse Silvas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent, and is authorized to execute the instrument on behalf of Orange Capital, LLC, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Authorized Agent.

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

_____
Notary Public
My Commission Expires:
(SEAL)

R. W. HADDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

**Certification of Recorded Documents**

I, Aubrey Seavers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021.

(AFFIANT) – Aubrey Seavers

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 1st day of July, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.