BOX 10-B

Karen Johnson Davidson County
Batch# 670735 **DEEDWARR**
07/02/2021 11:59:54 AM 2 pgs
Fees: $13.00 Taxes: $1,483.70

20210702-0090111

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$401,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF **JULY, 2021.**

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVERYTHING & GRATEFUL, LLC	SAME	**TRACT I: 133-05-0-028.00** **TRACT II: 133-05-0-029.00** **TRACT III: 133-05-0E-001-CO, 133-05-0E-002.00-CO & 133-05-0E-900.00**
(NAME) **111 SPACE PARK S.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ANDREW TILGHMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **EVERYTHING & GRATEFUL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

Land in Davidson County, Tennessee, being Lot No. 382, as shown on the map entitled Sunrise Heights, Second Addition, of record in Plat Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to ANDREW TILGHMAN, by deed from ROBERT F. PRICE, of record in Instrument No. 20161209-0129569, dated December 8, 2016, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Lot No. 380, as shown on the map entitled the Map of Sunrise Heights Second Addition, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREW TILGHMAN, by deed from MALCOLM L. BARRETT, JR., of record in Instrument No. 20170530-0053419, dated May 26, 2017, said Register's Office.

Tract III

Land in Davidson County, Tennessee, being Lot No. 384, as shown on the map entitled Sunrise Heights, Second Addition, of record in Plat Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to ANDREW TILGHMAN, by deed from ROBERT F. PRICE, of record in Instrument No. 20161209-0129569, dated December 8, 2016, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, page 46, said Register's Office. (Tract No. I, II and III); Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4242, pages 65, 68 and 80, said Register's Office. (Tract No. I and III); Easement(s) of record in Book 4036, page 332, said Register's Office.(Tract No. I and III); and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as **0, 557, & 559A,B, & C VERITAS STREET, NASHVILLE, TN 37211**
(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 2ND day of July, 2021.

ANDREW TILGHMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **ANDREW TILGHMAN,** the bargainor, 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 at office this 2ND day of July, 2021.

My Commission Expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public