Karen Johnson Davidson County
Batch# 670835 DEEDWARR
07/02/2021 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $3,718.50
20210702-0090259

PREPARED BY:
Jeremy B. Bell
Attorney at Law
Copeland & Bell, PLC
P. O. Box 176
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company
2515 Nolensville Pike
Nashville, TN 37211

Tax Information: Map 82 - 16, Parcel 66

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES AS TO TITLE, OWNERSHIP, BOUNDARY LINES OR ANY OTHER REPRESENTATIONS RELATIVE TO THE PROPERTY DESCRIBED HEREIN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, TED R. HELM (hereinafter referred to as "Grantor"), has bargained and sold, and by these presents do hereby transfer and convey to 800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company, (hereinafter referred to as "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 27 in Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, Page 13, Chancery Court at Nashville, Tennessee.
>
> Said Lot No. 27 fronts 50 feet on the northerly side of Woodland Street and runs back parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Ted R. Helm by deed of record dated August 2, 2001 in Instrument No. 20010808-0085599, Register's Office of Davidson County, Tennessee.
>
> This is improved property located on 819 Woodland Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's heirs, successors, or assigns, forever.

AND Grantor does covenant with the said Grantee, that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND Grantor does further covenant and bind Grantor and Grantor's heirs and assigns, to warrant and forever defend the title of said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25 day of JUNE, 2021.

TED R. HELM

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally, appeared before me, a Notary Public in and for said State and County, TED R. HELM, with whom I am personally acquainted, and acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 25 day of JUNE, 2021.

JEREMY B. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC
Commission Expires: 3-13-2024

State of Tennessee

County of Williamson

* * * *

I, or we, hereby swear or affirm that the actual consideration for their transfer or value of the property transferred, whichever is greater is $1,005,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Teresa A Beardsley
AFFIANT

Subscribed and sworn to before me
this 30th day of June, 2021.

Dana B. Smith
NOTARY PUBLIC
My commission expires: 9-7-2021

DANA B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES:
SEPTEMBER 07, 2021

Tennessee Certification of Electronic Document

I, Teresa A. Beardsley 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 _____ (date of document).

Teresa A Beardsley

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Teresa A. Beardsley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 5-24-2025

NOTARY'S SEAL

(4) All electronic documents eligible for registration pursuant to this subsection (d) are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (d)(3).