WARRANTY DEED

Karen Johnson Davidson County
Batch# 672387 **DEEDWARR**
07/07/2021 02:13:11 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20210707-0091451

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Y-SB-KW-21-801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
57 Ventures, LLC	**New Owner**	
(NAME) **95 Blackburn Avenue**	(NAME)	**061-02-0 1-26.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL A. MCDONALD, A MARRIED WOMAN AND H. CRAIG ALLEN, A MARRIED MAN AND SUSAN A. RODGERS (INCORRECTLY SHOWN AS SUSAN L. RODGER ON PRIOR QUITCLAIM DEED), A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **57 VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in Davidson County, Tennessee and being described as follows:

Being Lot No. 42 on the Plan of Gra-Mar Acres, Section 3, as of record in book 2133, page 108, Register's Office for said County, described as follows: Beginning on the Northwesterly margin of Joyce Lane at the corner of lots Nos. 41 and 42; thence with the line between said two lots Northwestwardly 200 feet; thence south 61 degrees 38 minutes West 191.2 feet to the Northeasterly margin of Gra-Mar Drive; thence with said Drive Southeastwardly 219 feet to the beginning of a curve; thence, around said curve with a radius of 20 feet Southeastwardly 31.42 feet, the Northwesterly margin of Joyce Lane; thence with said Lane Northeastwardly 179.9 feet to the beginning.

Being the same property conveyed to Harry Allen and wife, Lucille C. Allen by Warranty deed from Robert A. Castleman and wife, Thelma A. Castleman and Castleman Construction Company of record in Book 2545, page 575, Register's Office for Davidson County, Tennessee, dated July 11, 1956.

Being the same property conveyed to Carol A. McDonald, Susan L. Rodgers and H. Craig Allen by Quitclaim deed from Lucille Couch Allen of record in Instrument No. 20100628-0050235 Register's Office for Davidson County, Tennessee, dated June 25, 2010 and recorded on June 28, 2010.

Subject property having never been any of the said grantors primary or marital residence.

Being also known as 801 Joyce Lane Nashville, Tennessee 37216.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 208, Page 432, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 866, Page 648, Register's office for Williamson County, Tennessee.
- Easement for transmission lines of record in Book 1813, Page 337, in the Register's Office for Davidson County, Tennessee. See also partial release in Book 1849, Page 184, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **801 Joyce Lane, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF JUNE, 2021.

Carol A. McDonald

H. Craig Allen

Susan A. Rodgers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL A. MCDONALD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. CRAIG ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN A. RODGERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212