Karen Johnson Davidson County
Batch# 672691 DEEDWARR
07/08/2021 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $259.00
20210708-0091830

Warranty Deed

CATE FINCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $70,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of July, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ivan Buford John Childrey Gloria Buford	New Owner(s)	093-16-0-167-00
83 Green Street		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WOODLAND STREET PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IVAN BUFORD, UNMARRIED, JOHN CHILDREY, UNMARRIED, AND GLORIA BUFORD, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 described as follows: Beginning at a Point in the South margin of Green Street, a point 150 feet West of the Southwest corner of said street and Fairfield Street, 165 feet more or less to the North margin of a 20 foot alley, thence West 30 feet with said alley to the Southwest corner of the Truitt Lot; thence North 165 feet to the southerly margin of Green Street, thence East 30 feet, more or less, to the Point of Beginning.

Being the same property conveyed to Woodland Street Partners LLC by Special Warranty deed from HSBC Bank USA, National Association as Trustee of record in Instrument No. 20080905-0091078 Register's Office for Davidson County, Tennessee, dated August 21, 2008 and recorded on September 05, 2008.

Being the same property conveyed to Sharpe Partners, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20110503-0033847 Register's Office for Davidson County, Tennessee, dated April 19, 2011 and recorded on May 03, 2011.

Being the same property conveyed to Woodland Street Partners LLC, a Tennessee Limited Liability Company by Quitclaim deed from Sharpe Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210104-0000720 Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on January 04, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 83 Green Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of July, 2021.

Woodland Street Partners LLC, a Tennessee Limited Liability Company

By: _____
Brett Diaz, Member

By: _____
Zachary Thomas, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Diaz, Member and Zachary Thomas, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Woodland Street Partners LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2021.

_____
Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3/3/25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 7/7/2021 (date of document).

Affiant Signature

7/7/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL