Karen Johnson Davidson County
Batch# 684721 DEEDWARR
07/27/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210727-0101002

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

File No. AT-21-1050

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Front Street 2017, LLC	Same as New Owner	
(NAME)	(NAME)	
523 31st Ave. North		160-10-0-009.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **John Mackenzi Adams, married and Spencer Lee Hart, IV, married as joint tenants**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Front Street 2017, LLC, an Oklahoma Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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, being Lot No. 7 on the Plan of The First Revision of Deer Run Subdivision of record in Plat Book 9700, Page 825, a Revision of Plat Book 9700, Page 778 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward H. Whittington and wife, Patsy J. Whittington by Warranty deed from Alfa Development, LLC of record in Instrument No. 20060417-0042977 Register's Office for Davidson County, Tennessee, dated April 11, 2006 and recorded on April 17, 2006.

Being the same property conveyed to John Mackenzi Adams, married and Spencer Lee Hart IV, married as joint tenants by Warranty deed from Edward H. Whittington and Patsy J. Whittington, husband and wife of record in Instrument No. 20201005-0114914 Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on October 05, 2020.

Being also known as 812 Deercrossing Nashville, Tennessee 37220.

This property has never been a residence of either Grantor herein, and as such is not subject to any homestead or other marital interests.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 21st day of July, 2021.

John Mackenzi Adams

Spencer Lee Hart, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2021, before me personally appeared John Mackenzi Adams and Spencer Lee Hart, IV, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 21, 2021.

Date

Affiant Signature

July 21, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON