| 20211463R | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is $915,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 26th day of July, 2021.<br>Notary Public<br><br>My commission expires: _____ |
|---|---|

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

Karen Johnson Davidson County
Batch# 685236 DEEDWARR
07/28/2021 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $3,385.50
20210728-0101629

# SPECIAL WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Boulevard Building Group, LLC** | New Owner | **071-03-0-128.00 & 071-03-0-129.00** |
| 5256 Granny White Trace | | |
| Nashville, TN 37220 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**William J. Montgomery, unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Boulevard Building Group, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1: (107 Queen Ave)

Being Lot Nos. 140 and 141, on the plan of the Map of J. B. Haynie's Oriental Subdivision, as of record in Plat Book 161, Page(s) 26 and 27, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 140 fronts 100 feet on the Northerly side of Queen Street, and runs back between parallel lines 140 feet to an alley.

Said Lot No. 141 fronts 129 feet on the Northerly side of Queen Street and runs back, In a Northerly direction on the East side with the West line of Lot No. 140, 140 feet to an alley; and on the West side, with the Easterly margin of an alley, in a Northeasterly direction to said alley in the rear.

Being the same property conveyed to M and L Enterprise, LLC by Warranty deed from Kevin White, Trustee of The Blue Mountain 401K Trust of record in Instrument No. 20190103-0000832 Register's Office for Davidson County, Tennessee, dated January 02, 2019 and recorded on January 03, 2019.

Parcel 2: (109 Queen Ave)

Being Lot No. 139 on the Plan of J. B. Haynie's Oriental Subdivision as of record in Book 161, Pages 26 and 27, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 139 fronts 100 feet on the Northerly side of Queen Street and extends back between parallel lines 140 feet to an alley.

Included in the above legal description but expressly excluded from this conveyance is the following described property conveyed to Jack C. Wallace and wife, Claudine Wallace of record in Book 2956, Page

68, Register's Office for Davidson County, Tennessee.

Being the Easterly fifty feet of Lot 139 on the Plan of J. B. Haynie's Oriental Subdivision as of record in Book 161, Page(s) 26 and 27, of the Register's Office for Davidson County, Tennessee. The said lot fronts 50 feet on the Northerly side of Queen Street and extends back between parallel lines 140 feet to an alley. This being the Easterly half of Lot No. 139.

Being the same property conveyed to M and L Enterprise, LLC, a Tennessee Limited Liability company by Warranty deed from KACO, LLC Queen Series, a Delaware Limited Liability Company of record in Instrument No. 20190103-0000812 Register's Office for Davidson County, Tennessee, dated January 02, 2019 and recorded on January 03, 2019.

Parcel 1 and Parcel 2 being the same property conveyed to William J. Montgomery, unmarried, by Quitclaim Deed from M and L Enterprise, LLC, a Tennessee limited liability company, of record in Instrument No. 20210719-0096682 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 19, 2021. Being also known as 107 Queen Avenue, Nashville, Tennessee 37207 and 109 Queen Avenue, Nashville, TN 37207.

This conveyance is subject to:

1. Taxes for the year 2021, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 161, Page (s) 26 and 27, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee(s).

This is improved (_X__) unimproved (_____) property known as 107 Queen Avenue, Nashville, TN 37207 and 109 Queen Avenue, Nashville, TN 37207.

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 claiming the same by, through, or under the GRANTOR but no further or otherwise. 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 HANDS EFFECTIVE AS OF 26th day of July, 2021:

By: William J. Montgomery

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL** |
| | ) | **ACKNOWLEDGEMENT** |
| **COUNTY OF** DAVIDSON | ) | |

Personally appeared before me, a Notary Public of said County and State, William J. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26th day of July, 2021.

My Commission Expires: 5/24/25

Notary Public



# Certificate of Authenticity

I, **Joshua A. Terry**, 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 7/26/21.

Affiant Signature

7/27/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/27/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON