Karen Johnson Davidson County
Batch# 686548 DEEDWARR
07/29/2021 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20210729-0102256

WARRANTY DEED

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

File No. BC-21-919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
806 Meridian, LLC	806 Meridian, LLC	
(NAME)	(NAME)	
806 Meridian Street	1085 Morrison Dr.	082-07-0-088.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Charleston, SC 29403	
(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, **Alison K. Bradsher, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **806 Meridian, LLC, a Tennessee 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, beginning on the westerly side of Meridian Street in East Nashville, at a point 150.0 feet north of Center Street (now Hancock Street), said point being 50.0 feet north of the northeast corner of a lot owned by Trefflich; running thence northwardly along the westerly margin of said Meridian Street; 50.0 feet to a lot owned by C. W. Perkins; thence westwardly at right angles to said Meridian Street 174 1/4 feet to an alley; thence southwardly with said alley, 50.0 feet; thence eastwardly 174 1/4 feet to the beginning.

Being a portion of the same property conveyed to Alison K. Bradsher, unmarried by Warranty deed from Mutual Contractors, LLC, a Tennessee limited liability company of record in Instrument No. 20020412-0045820 Register's Office for Davidson County, Tennessee, dated April 11, 2002 and recorded on April 12, 2002.

This is property more commonly known as 806 Meridian Street, Nashville, TN 37207.

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 28th day of July, 2021.

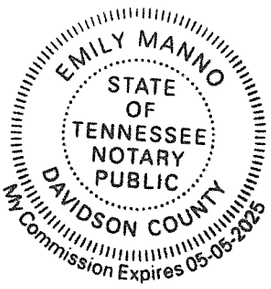
Alison K. Bradsher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2021, before me personally appeared Alison K. Bradsher, 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 28th day of July, 2021.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 07/28/21.

Date

Affiant Signature

07/28/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 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