Karen Johnson Davidson County
Batch# 689065 DEEDWARR
08/02/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20210802-0103802

WARRANTY DEED

J-SB-JH-21-805-X

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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)
NISMA, GP, a Tennessee General Partnership	**NEW OWNER**	
(NAME)	(NAME)	**093 15 0 028.00** **093 15 0 029.00** **093 15 0 030.00** **093 15 0 031.00**
309 Ash Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **JAMES S.F. BOYD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NISMA, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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:

PARCEL I

Tract No. I: Being Lots Nos. 4, 5 and 6 on the Plan of the Subdivision of the John Vanderville Property in South Nashville as of record in Minute Book "E", page 577, County Court Clerk's Office for said County.

Said Lots Nos. 4, 5 and 6 front 18 feet each on the Westerly side of Third Avenue South, formerly College Street, and run back between parallel lines 83 feet to a dead line.

Tract No. II: Land in Davidson County, Tennessee, in the 13th Ward of Nashville, at 309 Front (now Ash) Street, Barrow G. Grove, No. 9, 27 x 109, more particularly described as follows:

Being Lot No. 9 in Bosworth's Plan in South Nashville, registered in Book 11, Pages 219 and 220, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 27 feet 8-3/5 inches on the South side of Ash Street and runs back between parallel lines 108 feet to an alley.

Tract No. III: Lot No. 1 in Vanderville's Subdivision of Lots Nos. 10, 11, 12 of Bosworth's Subdivision, as of record in Minute Book "E", Pages 577 and 578, of the County Court of Davidson County, Tennessee.

Said Lot fronts 18 feet on the West side of Third Avenue, formerly South College Street, and extends back between parallel lines 83 feet along the southerly margin of Ash Street, to a line.

PARCEL II

Tract No. IV: Beginning at a point at the West side of South College Street, now known as Third Avenue, South 16 feet South of Ash Street, and fronting 36 feet on said street or avenue and running back Westwardly between parallel lines, 90 feet, more or less, and being the property conveyed to said William Hunter by Thomas S. Weaver, Clerk and Master by Deed registered in Book 196, page 411, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James S.F. Boyd, by Quitclaim Deed from Third Avenue Properties, LLC, of record in Instrument No. 20180316-0024961, in the Register's Office of Davidson County, Tennessee, dated March 12, 2018 and recorded on March 16, 2018.

Being the same property conveyed to Third Avenue Properties, LLC, by Quitclaim Deed from James S.F. Boyd, of record in Instrument No. 20130513-0048147, and Deed of Correction in Instrument No.

20140227-0016695, in the Register's Office of Davidson County, Tennessee, dated May 09, 2013 and recorded on May 13, 2013.

Being the same property conveyed to Linda G. Boyd, by Quitclaim Deed from James S. F. Boyd, of record in Book 8382, Page 798, in the Register's Office of Davidson County, Tennessee, dated April 17, 1991 and recorded on June 25, 1991.

Being a part of the same property conveyed to James S.F. Boyd and wife, Linda G. Boyd, by Installment Deed from Dotty B. Shaw, unmarried, of record in Book 7767, Page 16, in the Register's Office of Davidson County, Tennessee, dated February 01, 1989 and recorded on February 26, 1989.

Being a part of the same property conveyed to James S. F. Boyd, by Warranty Deed from John T. Garrison and Wife, Charlotte L. Garrison, of record in Book 6032, Page 569, in the Register's Office of Davidson County, Tennessee, dated April 01, 1983 and recorded on April 05, 1983.

This conveyance is subject to:
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bosworth's Plan, as recorded in Plat Book 11, Page(s) 219 and 220.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of the John Vanderville Property in South Nashville, as recorded in Minute Book E, Page(s) Minute Book E, Page 57, County Court Clerk's Office.

• Subject to 2021 County Property Taxes and all subsequent years.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **805, 803, 801 3rd Ave S, & 309 Ash Street, Nashville, Tennessee 37210**.

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 29th DAY OF JULY, 2021.

James S.F. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES S.F. BOYD, 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 29th of July, 2021.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/25/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

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

I, John Gleaves, 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 29, 2021 (date of document).

Affiant Signature

Date July 29, 2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-17-21

