Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-4311

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736314

Karen Johnson Davidson County
Batch# 689391 DEEDWARR
08/03/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,131.20
20210803-0104236

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $576,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public
My Commission Expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Liberty Pike Partners GP 4311 Utah Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103-04-0-182.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan McDevitt and Emily McDevitt, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Liberty Pike Partners GP, a Tennessee General Partnership**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4 , Block 14, as shown on the map entitled Sylvan Park Plan of Lots, of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JONATHAN MCDEVITT and wife, EMILY MCDEVITT, by deed from DAN THOMAS HARPER, of record in Instrument No. 20101122-0092980 , dated November 19, 2010 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 103-04-0-182.00.

Matters shown on the Plan of record in Plat Book 332, page 104, said Register's Office.

This is improved property located at 4311 Utah Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2021.

Jonathan McDevitt

Emily McDevitt

STATE OF Maine)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan McDevitt and Emily McDevitt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2021.

Jean M. Levensaler
Notary Public

My Commission Expires: _____

JEAN M. LEVENSALER
NOTARY PUBLIC
MAINE
My Commission Expires August 22, 2026

Certificate of Authenticity

I, Christy Burkhalter, 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 30, 2021.

Affiant Signature

7/30/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30 day of July, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-21-4311