Name and Address of New Owner:
FRONT STREET AND WHARF LLC, a Tennessee limited liability company
PO Box 150348
Nashville TN 37215

Send Tax Bills To:
FRONT STREET AND WHARF LLC, a Tennessee limited liability company
PO Box 150348
Nashville TN 37215

Karen Johnson Davidson County
Batch# 691534 DEEDWARR
08/05/2021 02:20:30 PM 6 pgs
Fees: $33.00 Taxes: $4,882.15
20210805-0105660

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105 3 312.00; 10503031300, 10503031400, 10503014100, 10503014000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Equity Trust Company Custodian FBO Z108932 IRA**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Front Street and Wharf LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
1206 1ST AVE. S.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF LOTS NOS. 98, 99 AND 100 ON THE MAP OF TRIMBLE'S ADDITION, OF RECORD IN PLAT BOOK 19, PAGE 220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS 98, 99 AND 100 FRONT 50 FEET ON THE EASTERLY SIDE OF FIRST AVENUE SOUTH, FORMERLY MAPLE STREET, AND RUNS BACK BETWEEN LINES 130 FEET, MORE OR LESS, ON THE NORTHERLY LINE OF 97.5 FEET, MORE OR LESS, ON THE SOUTHERLY LINE, ALONG THE NORTH MARGIN OF AN ALLEY TO THE WESTERLY LINE OF LOT NO. 101, ON WHICH THEY MEASURE 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO EQUITY TRUST COMPANY CUSTODIAN FBO Z108932 IRA BY WARRANTY DEED FROM CATHLEEN E. DAVIDSON, MARRIED, AND JULIA B. AUSTIN, UNMARRIED, RECORDED ON JANUARY 22, 2015, OF RECORD IN INSTRUMENT NO. 20150122-0006496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

5 TRIMBLE ST.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 101 ON THE PLAN OF TRIMBLE'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 19, PAGE 220, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 101 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF TRIMBLE STREET AND RUNS BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EQUITY TRUST COMPANY CUSTODIAN FBO Z108932 IRA BY WARRANTY DEED FROM CATHLEEN E. DAVIDSON, MARRIED, AND JULIA B. AUSTIN, UNMARRIED, RECORDED ON JANUARY 22, 2015, OF RECORD IN INSTRUMENT NO. 20150122-0006496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

7 TRIMBLE ST.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103 ON THE PLAN OF TRIMBLE'S ADDITION TO SOUTH NASHVILLE AS OF RECORD IN BOOK 19, PAGE 220, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 103 FRONTS FIFTY (50) FEET ON THE SOUTHERLY SIDE OF TRIMBLE STREET AND RUNS BACK BETWEEN PARALLEL LINES 180 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EQUITY TRUST COMPANY CUSTODIAN FBO Z108932 IRA BY WARRANTY DEED FROM CATHLEEN E. DAVIDSON, MARRIED, AND JULIA B. AUSTIN, UNMARRIED, RECORDED ON JANUARY 22, 2015, OF RECORD IN INSTRUMENT NO. 20150122-0006496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

21 WHARF AVE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 421 AND

SOUTHERLY 5 FEET OF LOT NO. 418 ON THE PLAN OF MAURY & CLAIBORNE ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 84 AND 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 421 AND PART OF SAID LOT ADJOINS AND FRONTS TOGETHER 45 FEET ON THE EASTERLY SIDE OF WHARF AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF TRIMBLE STREET, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EQUITY TRUST COMPANY CUSTODIAN FBO Z108932 IRA BY WARRANTY DEED FROM CATHLEEN E. DAVIDSON, MARRIED, AND JULIA B. AUSTIN, UNMARRIED, RECORDED ON JANUARY 22, 2015, OF RECORD IN INSTRUMENT NO. 20150122-0006496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

23 WHARF

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 418 IN MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID NORTHERLY PART OF LOT NO. 418 FRONTS 35 FEET, MORE OR LESS, ON THE EASTERLY MARGIN OF WHARF AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EQUITY TRUST COMPANY CUSTODIAN FBO Z108932 IRA BY WARRANTY DEED FROM CHARLES R. CARR, RECORDED ON APRIL 20, 2015, OF RECORD IN INSTRUMENT NO. 20150420-0034789.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~30th~~ 02nd day of ~~July~~ August, 2021.

Equity Trust Company Custodian FBO Z108932 IRA

By: _____

Hope Gonzales
Corporate Alternate Signer

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Cuyahoga

On this ~~30th~~ 02 day of ~~July~~ August, 2021, before me personally appeared HOPE GONZALES of Equity Trust Company Custodian FBO Z108932 IRA, 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 ~~30th~~ 02 day of ~~July~~ August, 2021.

_____
Notary Signature
My commission expires:

JASON NICHOLSON
Notary Public
State of Ohio
My Comm. Expires
May 19, 2025

202108050105660

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,319,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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



Leah Moore
Notary Public
My commission expires: _____
File No. 2021-2773

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 August 2 (date of document).

Regina Sullo
Affiant Signature

August 4, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 4 day of August, 2021.



Leah Moore
Notary's Signature

NOTARY'S SEAL MY COMMISSION EXPIRES: 01-06-2025