This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12729-RR

Karen Johnson Davidson County
Batch# 693877 DEEDWARR
08/10/2021 11:22:37 AM 2 pgs
Fees: $13.00 Taxes: $2,190.40

20210810-0107592

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $592,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2021.

Notary Public
My Commission Expires: 07/03/2023

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Benjamin Johnson<br>823 40th Avenue North<br>Nashville, TN 37209 | CMG Mortgage, Inc., dba CMG Financial<br>3160 Crow Canyon Road<br>Suite 400<br>San Ramon, CA 94583 | 091-08-0-314.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **X5 Construction LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Benjamin Johnson**, *hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

*unmarried

Land in Davidson County, Tennessee, being the Southerly 10 feet of Lot 2, all of Lot 3, and the Northerly 10 feet of Lot 4, of Block R, on the map of Subdivision of parts of Lots 19 and 20, Clifton Plan, called Plan No. 3, of West Nashville, not of record, described as follows:

Beginning on the Westerly margin of 40th Avenue North, formerly Clifton Avenue, at a point 50 feet South of the Southerly margin of Michigan Avenue; thence Westerwardly 115 feet to the Easterly margin of an alley, thence with said alley Southwardly 50 feet; thence Eastwardly 115 feet to the Westerly margin of 40th Avenue North; thence with said Avenue, Northwardly 50 feet to the beginning.

Being a portion of the same property conveyed to X5 Construction LLC, a Tennessee Limited Liability Company, by Warranty Deed from Ashland Rentals, LLC, a Tennessee Limited Liability Company, formerly known as Regal Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200529-0055503 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 29, 2020. Affidavit of Scrivener's Error Executed recorded in Instrument No. 20200611-0060114, in said register's office.

This is improved property located at: **823 40th Avenue North, Nashville, TN 37209**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SB-KW-21-823

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 5th day of August, 2021.

GRANTOR:
X5 Construction LLC, a Tennessee Limited Liability Company

By: _____
Christopher M. Corriveau, authorized signor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Signor of X5 Construction LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2021.

_____
Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY