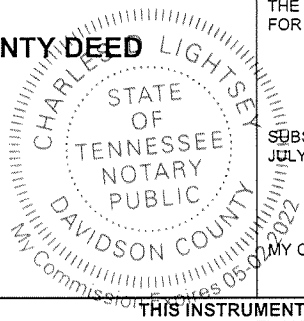
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $703,400.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

R-SB-VRES-21-2400

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)
Whitson Lowe	**NEW OWNER**	
2110 Hampton Ave (NAME) **2400 Oakland Ave**	(NAME)	**104-16-0-288.00**
Nashville TN 37215 (ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **NICHOLS CANYON PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITSON LOWE,** 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:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 170 on the Plan of Belmont Co's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southeast corner of Linden Avenue and Oakland Street; thence with the Easterly margin of Oakland Street, Southwardly 42.0 feet; thence at right angles, Eastwardly and parallel with the said alley, Northwardly to the Southerly margin of the said Linden Avenue, thence with the same Westwardly 65.7 feet to the beginning.

Being the same property conveyed to Michael Simmons, unmarried by Warranty deed from Jeffrey Hersk, unmarried of record in Instrument No. 20040609-0068471 Register's Office for Davidson County, Tennessee, dated May 26, 2004 and recorded on June 09, 2004.

Being the same property conveyed to Nicholas Canyon Properties, LLC by Quitclaim deed from Michael Simmons, unmarried of record in Instrument No. 20040609-0068474 Register's Office for Davidson County, Tennessee, dated May 26, 2004 and recorded on June 09, 2004.

Being the same property conveyed to Michael Simmons by Quitclaim deed from Nicholas Canyon Properties of record in Instrument No. 20050322-0031286 Register's Office for Davidson County, Tennessee, dated March 15, 2005 and recorded on March 22, 2005.

Being the same property conveyed to Nicholas Canyon Properties by Quitclaim deed from Michael Simmons of record in Instrument No. 20050322-0031288 Register's Office for Davidson County, Tennessee, dated March 15, 2005 and recorded on March 22, 2005.

Being the same property conveyed to Michael Simmons by Quitclaim deed from Nicholas Canyon Properties of record in Instrument No. 20130620-0063456 Register's Office for Davidson County, Tennessee, dated June 08, 2013 and recorded on June 20, 2013.

Being the same property conveyed to Nicholas Canyon Properties, LLC, a California Limited Liability Company by Quitclaim deed from Michael Simmons of record in Instrument No. 20140218-0013397 Register's Office for Davidson County, Tennessee, dated February 12, 2014 and recorded on February 18, 2014.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 2400 Oakland Ave, Nashville, Tennessee 37212.

Karen Johnson Davidson County
Batch# 694421 DEEDWARR
08/11/2021 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,602.58
20210811-0108286

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 8 DAY OF JULY, 2021.

Nichols Canyon Properties, LLC

BY: _____
Michael E. Simmons
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MICHAEL E. SIMMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of NICHOLS CANYON PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 9th of July, 2021.

_____
Notary Public
My Commission Expires: 12.1.2022
(SEAL)

See Attached Certificate

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On 7. 8. 2021 before me, Paul William Younadim, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Michael E. Simmons
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PAUL WILLIAM YOUNADIM
Notary Public - California
San Francisco County
Commission # 2269085
My Comm. Expires Dec 1, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/09/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/09/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 **day of** July, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM