Karen Johnson Davidson County
Batch# 699085 DEEDWARR
08/17/2021 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,830.50
20210817-0111375

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Robert Bernard Holthouse, III and Audrey Holthouse 711 Ward Street, Unit B Nashville, TN 37207	Robert Bernard Holthouse, III and Audrey Holthouse 711 Ward Street, Unit B Nashville, TN 37207	071-12-0-238

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, **Ward Street Partners, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Bernard Holthouse, III and Audrey Holthouse, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, Seven-Eleven Ward Street, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20200724-0081712, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description or said unit.

Being a portion of the same property conveyed to Ward Street Partners, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Barclay Group Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200902-0099556 Register's Office for Davidson County, Tennessee, dated September 01, 2020 and recorded on September 02, 2020.

This conveyance is subject to: (1) Real property taxes for 2021 and all subsequent years, liens not yet due or payable; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200724-0081712; (3) Charter of record in Instrument Number 20200806-0087617, & (4) all recorded restrictions, covenants, conditions, planning documents and easements of record not stated herein, Register's Office for Davidson County, Tennessee.

Being also known as 711 Ward Street, Unit B, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17 day of August, 2021.

Ward Street Partners, LLC, a Tennessee Limited Li ability Company

By: _____(SEAL)
Ke Qin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Claire H. Jenkins of the state and county mentioned, personally appeared Ke Qin, 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 Member of Ward Street Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Ke Qin, as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 17 day of August, 2021.

Claire H. Jenkins
Notary Signature

Printed Name: Claire H Jenkins

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ward Street Partners, LLC, a Tennessee Limited Liability Company

By: John M. Tarver (SEAL)
John M. Tarver, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, AMANDA S. YOUNG of the state and county mentioned, personally appeared John M. Tarver, 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 Member of Ward Street Partners, LLC, the within named bargainor, a Limited Liability Company, and that such John M. Tarver, as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 17th day of August, 2021.

Notary Signature

Printed Name: AMANDA S. YOUNG

My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

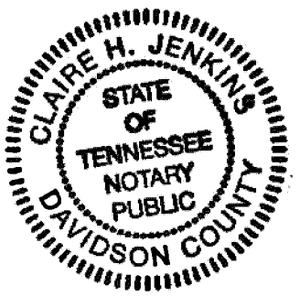
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $765,000.00, 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
17th day of August, 2021.

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2021-657



TRUE COPY CERTIFICATION

I, Amanda Young, 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 8/17/21.

Signature 08/17/2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 17 day of August 2021.

Claire H Jenkins
Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY