WARRANTY DEED

Karen Johnson Davidson County
Batch# 700498 **DEEDWARR**
08/18/2021 03:01:52 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210818-0111984

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-TBKID-21-2300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
TBKID, LLC	**New Owner**	
(NAME) **1955 Greenfield Dr.**	(NAME)	**072-10-0-236.00**
(ADDRESS) **Reno, NV 89509**	(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, **ROBERT W. HOWSE, UNMARRIED AND AUDREY F. HOWSE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TBKID, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, in the 15th, formerly 18th Civil District of Davidson County, Tennessee, and described according to a survey made by S. M. McMurray Engineering Company, October 19, 1926, as follows:

Beginning at the Northwest corner of Moneta Street and Scott Avenue; thence with the Westerly margin of Scott Avenue, Northwardly 54.2 feet; thence Westwardly 150 feet to a point 48.65 feet North of the Northerly margin of Moneta Street; thence Southwardly 48.65 feet to the Northerly margin of Moneta Street; thence with the said Street, Eastwardly 150 feet to the beginning.

Being the same property conveyed to Robert W. Howse and wife, Audrey F. Howse by Warranty deed from Randolph Moore of record in Book 5311, page 380, Register's Office for Davidson County, Tennessee, dated July 05, 1978 and recorded on July 14, 1978.
The said Robert W. Howse and Audrey F. Howse are now divorced.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet cue and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2300 Scott Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of and, 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 17th DAY OF AUGUST, 2021.

Robert W. Howse

Audrey F. Howse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. HOWSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUDREY F. HOWSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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