Karen Johnson Davidson County
Batch# 709036 DEEDWARR
09/02/2021 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20210902-0118322

ALICIA R. HAMILTON TENNESSEE NOTARY PUBLIC My Comm Exp. 06/21/25 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00 Affiant Subscribed and sworn to before me, this 30th day of August, 2021. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Horsepower, JV	**New Owner**	**091-12-0-137.00**
4117 Hillsboro Pike, Ste. 103-363		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Margaret P. Shrewsbury

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Horsepower, JV

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract of land in the First Civil District of Nashville, Davidson County, Tennessee, and being Lots 411, 413, 415, 417, 419, 421, and 423, Block 76, on Plan No. 1 of West Nashville, Tennessee, recorded in Book 57, Page 74, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at in iron stake in the northeasterly intersection of 46th Avenue North and Delaware Avenue; thence with the easterly margin of 46th Avenue North 1 deg. 47' West a distance of 150.0 feet to an iron stake in the southerly margin of a 25 foot alley; thence with said southerly margin of an alley North 88 deg. 03' East a distance of 185.0 feet to an iron stake in the westerly margin of another 25 foot alley; thence with said westerly margin of an alley South 1 deg. 47' East a distance of 150.0 feet to an iron stake at the northerly margin of Delaware Avenue; thence with the northerly margin of said Avenue South 88 deg. 03' West a distance of 185 feet to the beginning, and containing 27,749 square feet or 0.64 acres, more or less.

Being the same property conveyed to J. Lee Shrewsbury and wife, Margaret L. P. Shrewsbury, by Warranty Deed, from Chevron U.S.A. Inc., a Pennsylvania Corporation, dated February 6, 1986, of record in Book 6799, Page 637, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to James Lee Shrewsbury and Margaret P. Shrewsbury, Trustees, Shrewsbury Family Revocable Living Trust Agreement dated September 17, 2012, of record in Instrument No. 20120920-0085789, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Margaret P. Shrewsbury, by Warranty Deed, from James Lee Shrewsbury and Margaret P. Shrewsbury, Trustees, Shrewsbury Family Revocable Living Trust Agreement dated September 17, 2012, of record in Instrument No. 20191209-0126486, dated December 5, 2019, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 600 46th Avenue North, Nashville, TN 37209

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 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. 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 30th day of August, 2021

Margaret P. Shrewsbury

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Margaret P. Shrewsbury,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2021.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: **21-260**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, A Scott Hubbard, 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 8/30/21.

Date

A Scott Hubbard

Affiant Signature

8/30/21

Date

State of Tennessee

County of Williamson

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

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)