WARRANTY DEED

Karen Johnson Davidson County
Batch# 709902 **DEEDWARR**
09/03/2021 01:22:39 PM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20210903-0118961

W-VR-21-2110

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-9-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(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)
Marilyn M. Lewis Revocable Trust dated August 24, 2001 **2110 19th Ave S LLC**	**New Owner**	
(NAME) **2118 Wilshire Blvd., #892**	(NAME)	**104-12-0-206.00**
(ADDRESS) **Santa Monica, CA 90403**	(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, **LINDA A. ROSE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARILYN M. LEWIS, TRUSTEE OF THE MARILYN M. LEWIS REVOCABLE TRUST DATED AUGUST 24, 2001 AND 2110 19TH AVE S 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:

Land in Davidson County, Tennessee, being the North half of Lot No. 39 on the Revised Plan of George W. Blair's Belmont Heights, of Record in Book 332, Page 56, Registers Office for Davidson County, Tennessee.

Said North half of Lot No. 39 fronts 50.0 feet on the East side of Nineteenth Avenue South, and extends back 161.3 feet on the North line and 161.8 feet, more or less, on the South line, to an Alley.

Being the same property conveyed to Linda A. Rose, unmarried by Warranty Deed from Matthew Brothers, unmarried of record in Instrument No. 20080314-0026068 Register's Office for Davidson County, Tennessee, dated March 13, 2008 and recorded on March 14, 2008.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 56, revised in Book 332, Page 117, 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: **2110 19th Ave S, Nashville, Tennessee 37212**.

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 27th DAY OF AUGUST, 2021.

Linda A. Rose

Linda A. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA A. ROSE, 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 27th of August, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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