THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635750** Karen Johnson Davidson County Batch# 711777 **DEEDWARR** 09/08/2021 11:45:37 AM 2 pgs Fees: $13.00 Taxes: $740.00 20210908-0120236	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 7th day of September, 2021. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TN Jed LLC PO BOX 40078 Nashville, TN 37204	New Owner	Tax Parcel ID No. 105-16-0-054

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward H. Maywald and wife, Susan L. Maywald** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TN Jed LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 127 on the Map of Corinne Place being part of the J. K. Rains Land, as of record in book 332, page 1, Register's Office for Davidson County, TN.
Being the same property conveyed to Edward H. Maywald and wife, Susan L. Maywald, by Warranty Deed from John Steinhouse, of record in Book 6968 Page 165, in the Register's Office for Davidson County, Tennessee, dated August 28, 1986 and recorded September 3, 1986.

Less and Except

Land situated in Davidson County, Tennessee, being a portion of the land conveyed by Warranty Deed to Jack T. Lillie and wife Johnnie R. Lillie, of record in Book 2292 Page 433, in the Register's Office for Davidson County (R.O.D.C., TN), said portion also being a part of Lot 127 as shown on the Map of Corinne Place, as of record in Plat Book 332 Page 1 and is more particularly described as follows:

Being the westerly 50 feet of Lots Nos. 127 and 128 on the Map of Corinne Place, as of record in Book 332, Page 1, Register's Office for said County.

Said part of said lots fronts 50 feet on the southerly side of Napoleon street and runs back between parallel lines, along the easterly margin of an alley, 100 feet to the north line of Lot No. 129.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Corinne Place, as recorded in Plat Book 332, Page(s) 1.

This is improved property located at 2101 Gladstone Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2021.

Edward H. Maywald

Susan L. Maywald

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward H. Maywald and Susan L. Maywald, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 2021.

Notary Public
My Commission Expires: _____

KIMBERLY L. JOHNSON
Commission # GG 932211
Expires January 15, 2024
Bonded Thru Troy Fain Insurance 800-385-7019