Karen Johnson Davidson County
Batch# 712045 DEEDWARR
09/08/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210908-0120544

36491

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-2-2023 (AFFIX SEAL)

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

J-RPP-21-917AB

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)
Bluegrass Construction Group, LLC	**James E. Sieffert**	
(NAME)	(NAME)	
P.O. Box 90173	**P.O. Box 90173**	**09205035600** **09205035800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37209**	
(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, **BRIAN VINCENT WATKINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUEGRASS CONSTRUCTION GROUP, 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 Davidson County, Tennessee, being Lot Nos. 15 & 16, of Block 17, on the plan of Fisk University Place Being A Subd of Block C In Midway Part of Clifton & Barrow Subd, of record Book 421, Pages 4 and 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part the same property conveyed to Brian Vincent Watkins, Single, by Quitclaim Deed from Brian Vincent Watkins, Single, of record in Instrument No. 20210611-0079253, in the Register's Office of Davidson County, Tennessee, dated June 09, 2021 and recorded on June 11, 2021.

Being part the same property conveyed to Brian Vincent Watkins, Single, by Quitclaim Deed from Brian Vincent Watkins, Single, of record in Instrument No. 20201209-0143642, in the Register's Office of Davidson County, Tennessee, dated December 04, 2020 and recorded on December 09, 2020.

Being part the same property conveyed to Brian Vincent Watkins, Single, by Quitclaim Deed from Brian Vincent Watkins, Single, of record in Instrument No. 20200911-0104071, in the Register's Office of Davidson County, Tennessee, dated September 10, 2020 and recorded on September 11, 2020.

Being part the same property conveyed to Brian Vincent Watkins, a single man, by Warranty Deed from Ada Louvenia Smith, unmarried and Zera Jean Smith now known as Zera Jean Smith Marshall, married, of record in Instrument No. 20171219-0129126, in the Register's Office of Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 4 and 5, 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: **917 A & B 31st Ave N, Nashville, Tennessee 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 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 31st DAY OF AUGUST, 2021.

Brian Vincent Watkins by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIAN VINCENT WATKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIAN VINCENT WATKINS.

Witness my hand and official seal, this the 31st of August, 2021.

Notary Public
My Commission Expires: 10.17.21
(SEAL)



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

True Copy Certification

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 8/31/2021.

GEORGE E. MUDTER, JR.
Dated 8/31/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

