Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-2723A

This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $737,666.66.

Affiant

Subscribed and sworn before me this the 14th day of September, 2021.

Notary Public
My commission expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 719136 DEEDWARR
09/17/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,729.37
20210917-0125185

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Wade Lane, LLC 188 Front Street, ste 116-44 Franklin, TN 37064	SAME AS OWNER	118-02-2C 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WADE LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Properties at 2723 Westwood Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171206-0124670, as amended in Instrument No. 20180316-0025072; Instrument No. 20180329-0029422; Instrument No. 20180425-0038751; and Instrument No. _____202109170125184_____ (recorded simultaneously herewith), being show on plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Midtown Realty, LLC, a Tennessee limited liability company, from Joe Bob Barnhill and Sue G. Barnhill, Co-Trustees, of the Joe Bob and Sue G. Barnhill Revocable Trust dated July 7, 2016, by Warranty Deed dated November 13, 2017, recorded November 14, 2017, in Instrument No. 20171114-0116881, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Harold Johnson from Midtown Realty, LLC, a Tennessee limited liability company, by Quitclaim Deed dated October 8, 2020, recorded October 12, 2020, in Instrument No. 20201012-0118239, in the Register's Office of Davidson County, Tennessee.

Subsequently being the same property conveyed to Midtown Realty LLC, a Tennessee limited liability company, from Harold Johnson by Quitclaim Deed dated February 26, 2021, recorded February 26, 2021, Instrument No. 20210226-0024867, in the Register's Office of Davidson County, Tennessee.
Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2723 A Westwood Drive, Nashville, TN 37204.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of September, 2021.

STATE OF TENNESSEE
COUNTY OF Williamson

Midtown Realty, LLC

BY: _____
Harold Johnson, Member

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such MEMBER.

Witness my hand and official seal this 14th day of September, 2021.

My commission expires:

12/30/24

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kim Bennett, 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 September 14, 2021.

Kim Bennett
Affiant Signature

9/14/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 14 day of September, 2021.

Carrie Callahan
Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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