WARRANTY DEED

Karen Johnson Davidson County
Batch# 724040 DEEDWARR
09/27/2021 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $4,606.50
20210927-0129176

File No. BC-21-946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Dec 05 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
69, LLC	Taylor Preston	
(NAME)	(NAME)	
69 Trimble Street	3250 Dickerson Pike Suite 114	105-04-0-388.00, 105-04-0-255.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Trimble Street, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **69, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being a part of Lot Nos. 16 and 17 in the subdivision of the Old Fairgrounds, the plan of which is of record in Book 21, page 116, Register's Office for Davidson County, Tennessee, described according to a survey of Hickerson Miller Engineers Surveyors, dated December 10, 1958.

Beginning at a point on the Southerly margin of Trimble Street, at a point 50 feet east of the Easterly margin of Lewis Street, formerly East Hill Street; thence east with the Southerly margin of Trimble Street, 75 feet to an iron pin; thence at right angles South 05 degrees West 160 feet to an iron pin on the northerly margin of a 16 foot alley; thence with the Northerly margin of said alley, Westwardly 58 feet to an iron pin said side point being 45 feet east of the Easterly margin of Lewis, formerly East Hill Street; thence Northerly 160 feet to the point of beginning.

Tract 2:

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being a part of Lot Nos. 16 and 17 in the Subdivision of the Old Fairgrounds, the plan of which is of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, described according to a survey of Hickerson Miller Engineers Surveyors, dated December 10, 1958.

Beginning at a point on the Southerly margin of Trimble Street, at a point 125

feet east of the easterly margin of Lewis Street, formerly East Hill Street; thence East with the Southerly margin of Trimble Street, formerly East Hill street; thence East with the Southerly margin of Trimble Street, 52 feet to an iron pin; thence at right angles South 5 degrees West 160 feet to an iron pin on the Northerly margin of a 16 foot alley; thence with the Northerly margin of said alley, Westwardly 52 feet to a point, said side point being 103 feet east of the Easterly margin of Lewis, formerly East Hill Street; thence Northerly 160 feet to the point of beginning.

Being the same property conveyed to Trimble Street, LLC, a Tennessee limited liability company by Warranty deed from John R. Munn, a single man of record in Instrument No. 20180216-0015449 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 16, 2018.

This is property more commonly known as 69 Trimble Street, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with 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 this 20th day of September, 2021.

Trimble Street, LLC, a Tennessee Limited Liability Company

By: _____
Leslie Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth G. Cooper of the state and county mentioned, personally appeared Leslie Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Trimble Street, LLC, the within named bargainor, a Limited Liability Company, and that such Leslie Garside as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee this 20th day of September, 2021.

_____
Notary Signature

My commission expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Certificate of Authenticity

I, Emily Manno, 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 9/20/21.

Date

Emily Manno

Affiant Signature

9/20/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of September, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON