Karen Johnson Davidson County
Batch# 724939 DEEDWARR
09/28/2021 07:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20210928-0129774

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13463-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 15th day of September, 2021.

Notary Public
My Commission Expires: 3/6/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Southern Spaces LLC 401 Fessler Ln Nashville TN 37210	New Owner	082-04-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Billie Harris, Sr., Anthony Harris, Anita A. Harris, Billie Harris, Jr., Carolyn L. Harris, Ronald L. Harris, Donald L. Harris, Michael E. Harris, Patrick D. Harris, Albert T. Harris, Veronica R. Harris, Victoria L. Harris, Travis A. Harris, and Anjelica S. Harris**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Southern Spaces LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land Davidson County, Tennessee, being Lot Nos. 70 and 71 and the Southerly half of Lot No. 72 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots No. 70, 71 and the southerly half of Lot No. 72 front together 77.5 feet on the Easterly side of North Fifty Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Mary L. Harris by Cash Deed for Tennessee deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8510, page 246, Register's Office for Davidson County, Tennessee, dated December 17, 1991 and recorded on December 18, 1991. The said Mary L. Harris having since died on November 9, 2000, leaving Billie Harris, Sr., Anthony Harris, Anita A. Harris, Billie Harris, Jr., Carolyn L. Harris, Ronald L. Harris, Donald L. Harris, Michael E. Harris, Patrick D. Harris, Albert T. Harris, Veronica R. Harris, Victoria L. Harris, Travis A. Harris, and Angelica A. Harris as her heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 202109280129759 and Instrument No. _____, Register's Office for Davidson County, Tennessee.

202109280129760

This Instrument executed on behalf of Billie Harris, Sr., Anthony Harris, Billie Harris, Jr., Carolyn L. Harris, Ronald L. Harris, Donald L. Harris, Michael E. Harris, Patrick D. Harris, Albert T. Harris, Veronica R. Harris, Victoria L. Harris, Travis A. Harris, and Anjelica S. Harris ("Principal") by Anita A. Harris pursuant to the Power of Attorney of record in Davidson County, Tennessee.

This is improved property located at: **1105 North 5th Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 15th day of September, 2021. 14th JM

GRANTOR:

Billie Harris, Sr. by Anita A. Harris as Attorney-in-Fact

Billie Harris, Sr. by Anita A. Harris as Attorney-in-Fact

Anthony Harris by Anita Harris as Attorney-in-Fact

Anita A. Harris

Billie Harris, Jr. by Anita A. Harris as Attorney-in-Fact

Carolyn L. Harris by Anita A. Harris as Attorney-in-Fact

Ronald L. Harris by Anita A. Harris as Attorney-in-Fact

Donald L. Harris by Anita A. Harris as Attorney-in-Fact

Michael E. Harris by Anita A. Harris as Attorney-in-Fact

Patrick D. Harris by Anita A. Harris as Attorney-in-Fact

Albert T. Harris by Anita A. Harris as Attorney-in-Fact

Veronica R. Harris by Anita A. Harris as Attorney-in-Fact

Victoria L. Harris by Anita A. Harris as Attorney-in-Fact

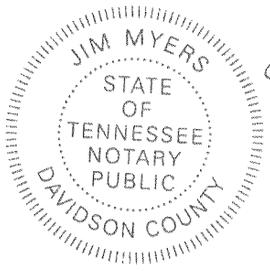
Travis A. Harris by Anita A. Harris as Attorney-in-Fact

Anjelica S. Harris by Anita A. Harris as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anita A. Harris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of September, 2021.

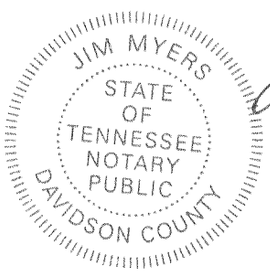


Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anita A. Harris the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Billie Harris, Sr., Anthony Harris, Billie Harris Jr., Carolyn L. Harris, Ronald L. Harris, Donald L. Harris, Michael E. Harris, Patrick D. Harris, Albert T. Harris, Veronica R. Harris, Victoria L. Harris, Travis A. Harris and Anjelica S. Harris ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this **14**th day of September, 2021.



Notary Public
My Commission expires: 11-6-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/14/21 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 09/14/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 **day of** September, **2** 021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM