WARRANTY DEED

Karen Johnson Davidson County
Batch# 724943 DEEDWARR
09/28/2021 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20210928-0129779

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ASG Investments, LLC	New Owner	
(NAME)	(NAME)	090 12 0 273.00
2056 Hickory Brook Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, WE, **RICHARD W. GILLASPIE JR. AND TERESA G. GILLASPIE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASG INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 19 and 20 on the Plan of Ivy's Resubdivision of Lot No. 4 and the Southerly 85.6 feet of Lot No. 3 of the Resubdivision of Lot No. 21 of the B. F. Cockrill Farm, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, March 24, 1947, as follows:

Beginning at a point on the Northerly margin of Ivy Street, 175 feet, more or less, Easterly from the Northeast corner of said Ivy Street and Walnut Street, said point being also the Southeast corner of Lot No. 21 on said Plan; thence with the Easterly line of Lots Nos. 21, 22 and 23, Northwardly 195 feet to a point the Northeast corner of Lot No. 23, being 171 feet East of the Easterly margin of Walnut Street; thence South 85 deg. 29 min. East 100 feet to the corner of Lots Nos. 18 and 19; thence with the line between said two lots Southwardly 195 feet to the Northerly margin of Ivy Street; thence with said street Westwardly 100 feet to the beginning.

Being the same property conveyed to Richard W. Gillaspie, Jr. and wife Teresa G. Gillaspie, by Warranty Deed from Elmer Edens and wife Bessie Mae Edens of record in Book 5657, Page 380, in the Register's Office of Davidson County, Tennessee, dated September 26, 1980 and recorded on September 29, 1980.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6376 Ivy St., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 24 day of September, 2021

RICHARD W. GILLASPIE JR

TERESA G. GILLASPIE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Gillaspie Jr and Teresa G. Gillaspie, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2022

Notary Public

Certificate of Authenticity

I, John Cobb Rochford. , 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 September 24, 2021.

John Cobb Rochford 09/24/2021

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis , a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 24th day of September, 2021.

Brenda Lewis

Notary's Signature

My Commission Expires: 11-8-2021

