WARRANTY DEED

Karen Johnson Davidson County
Batch# 724985 DEEDWARR
09/28/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210928-0129829

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $475,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/23/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4551

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Austin Fray	Austin Fray	082-04-0-222.00
877 Carter Street	877 Carter St.	
Nashville, TN 37206	Nashville, TN 37206	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Bulldawg Enterprises, Inc. A Mississippi Corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Austin Fray, a single man

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 95 on the Plan of Thornby Place of record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 95 fronts 50 feet on the North margin of Carter Ave and extends back between parallel lines 150 feet to an alley, measuring 50 feet there on.

Being the same property conveyed to Melvil Arnt and Kimberli Arnt, husband and wife by Warranty Deed from Josh Hellmer, married and Charles McTorry, married, of record in Instrument No. 20180328-0028912, Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 28, 2018.

Being the same property conveyed to Laurent Champonnois by Quitclaim deed from Melvil Arnt and Kimberli Arnt, married of record in Instrument No. 20190321-0025560 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on March 21, 2019.

Being the same property conveyed to Bulldawg Enterprises, Inc., A Mississippi Corporation by Warranty deed from Laurent Champonnois, married of record in Instrument No. 20191122-0120725 Register's Office for Davidson County, Tennessee, dated November 19, 2019 and recorded on November 22, 2019. Being also known as 877 Carter Street Nashville, Tennessee 37206. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 877 Carter Street Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 23, 2021.

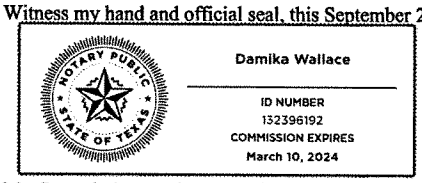
Jason Gill President
Jason Gill, President of Bulldawg Enterprises, Inc., a Mississippi Corporation

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, a Notary Public of said County and State, Bulldawg Enterprises, Inc., the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 23, 2021.



Damika Wallace
Notary Public

Notarized online using audio-video communication

My Commission Expires: 03/10/2024

File #: 2021-4551

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 23, 2021.

J. Carlton Drumwright

September 23, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 23, 2021.

Notary

My Commission Expires: 12/18/22

