# WARRANTY DEED

Karen Johnson Davidson County
Batch# 730850 **DEEDWARR**
10/06/2021 09:57:12 AM 2 pgs
Fees: $13.00 Taxes: $2,882.30

20211006-0134148

DM-SR-21-1207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $779,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ryan A Akin and Claudia Myrick** | **Citizens Bank N. A.** | |
| (NAME) | (NAME) | **105 01 0 254.00** |
| **1207 14th Ave S** | **P.O. Box 202060** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | **Florence, SC 29502-2060** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND W. PARKER BACON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN A AKIN AND CLAUDIA MYRICK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being the Southerly 24 feet of the Westerly part of Lot No. 17 and the Northerly 14 feet of the Westerly part of Lot No. 18 on the Map Cotton and Moore's Subdivision of the Lot No. 26 in O. B. Hayes Rokeby Addition, of record in Book 332, Page 162, Register's Office for Davidson County.

Said parts of Lot Nos. 17 and 18 Adjoin and front together 38 feet on the Westerly side of 14th Ave. South, as widened, and run back between parallel lines 159 feet, more or less to an alley.

Being the same property conveyed to Cottage Partners, LLC as to a Ninety-Seven Percent (97%) interest and to W. Parker Bacon as to a Three Percent (3%) interest , by Quitclaim Deed from Cottage Partners, LLC, of record in Instrument No. 20160921-0099714, in the Register's Office of Davidson County, Tennessee, dated May 05, 2016 and recorded on September 21, 2016.

Being a part of the same property conveyed to Cottage Partners, LLC, by Warranty Deed from Andreas Albert, of record in Instrument No. 20151001-0100037 in the Register's Office of Davidson County, Tennessee, dated September 16, 2015 and recorded on October 01, 2015.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for 2022 and subsequent years, a lien not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cotton & Moore's Subdivision of Lot No. 26 O. B. Hays Rokeby Plan, as recorded in Plat Book 332, Page(s) 162.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1207 14th Ave S, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 1st DAY OF OCTOBER, 2021.

Cottage Partners, LLC

BY: _____
Joe Porter
Member

_____
W. Parker Bacon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE PORTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of COTTAGE PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. PARKER BACON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212