Karen Johnson Davidson County
Batch# 731946 DEEDWARR
10/08/2021 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20211008-0135598

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Name and Address of New Owner:
Anthony R. Taylor
307 Lovell Street, Nashville, TN 37115

Send Tax Bills To:
Anthony R. Taylor
328 Wilburn Street, Nashville, TN 37207

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-09-0-061.00 (as to Tract 1)
043-09-0-060.00 (as to Tract 11)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Solid Investments, LLC**, * "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anthony R. Taylor, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

* a Tennessee limited liability company

Property 1:

Land in Davidson County, Tennessee, being Lot No. 27 of Block A on the Map of Overlook Estates, of record in Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 2:

Land in Davidson County, Tennessee, being Lot No. 28 of Block "A" on the Map of Overlook Estates of record in Plat Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Solid Investments LLC by Warranty Deed from Terry B. Holleman and J. C. Kyle, of record in Instrument No. 20140408-0029161 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 08, 2014. (Value or consideration as shown in aforementioned deed $130,000.00.) (as to Tract 1 and 2)

Being also known as 307 and 309 Lovell Street, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2021.

Solid Investments, LLC, a Tennessee Limited Liability Company

By: _____
Jiles Ritchie, Member

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Jiles Ritchie, Member 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 theMember of Solid Investments, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 30th day of September, 2021.

_____
Notary's Signature
My commission expires: 5-5-2025

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of September, 2021.

_____
Notary Public
My commission expires: _____
File No. GNT-21-1849

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

Certificate of Authenticity

I, Elizabeth Yerger, 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 30, 2021**.

Date

Affiant Signature

September 30, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **September**, 20**21**.

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