WARRANTY DEED

Karen Johnson Davidson County
Batch# 732010 **DEEDWARR**
10/08/2021 01:33:02 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20211008-0135669

DM-TM-21-2610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
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)
TaylorMade Contracting, LLC	new owner	
(NAME) **2610 Meharry Boulevard**	(NAME) 710 A Oneida Ave	**092 02 0 143.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Nashville, TN 37207	
(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, **INVESTSMART TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Long and Ashworth's Subdivision of Lot No. 35 Boyd McNairy Plan, as of record in Book 57, Page 87, Register's Office for said County.

Being the same property conveyed to InvestSmart TN, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kelvin Moses, Married, of record in Instrument No. 20211008-0135664 in the Register's Office of Davidson County, Tennessee, dated 9/30/21 and recorded 10/8/21.

Being the same property conveyed to Kelvin Moses, Married, by Warranty Deed from Rightway Real Estate, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190325-0026899, in the Register's Office of Davidson County, Tennessee, dated March 22, 2019 and recorded on March 25, 2019.

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 Long and Ashworths Subdivision Lot 35 Boyd McNairy Plan, as recorded in Plat Book 57, Page(s) 87.

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

This is **improved** property known as: **2610 Meharry Boulevard, Nashville, Tennessee 37208**.

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 30th DAY OF SEPTEMBER, 2021.

InvestSmart TN, LLC

BY: _____
Jimmie Adams IV
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JIMMIE ADAMS IV, 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 the AUTHORIZED MEMBER of INVESTSMART TN, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED MEMBER.

Witness my hand and official seal, this the 30th of September, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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