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THIS INSTRUMENT WAS PREPA
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 737736 DEEDWARR
10/15/2021 11:53:21 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20211015-0138943

~~Prepared by and~~ Return to
Ready Signing & Closing Svcs
3355 Poplar Ave. Ste 110
Memphis, TN 38111
901-729-7558

WARRANTY DEED

Address New Owner(s)
Benita Faye Livingston
2703 Vance Avenue
Nashville, TN 37208

Send Tax Bills to:

New Owner Benita F. Livingston
2703 Vance Ave.
Nashville, TN 37208

Map-Parcel:
08106003700

FOR AND IN 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, I/we, hereinafter called the Grantors, **A Way Up, LLC, a Tennessee limited liability company,** has bargained and sold, and by these presents does transfer and convey unto **Benita Faye Livingston** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 77 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County.

Said Lot No. 77 fronts 50 feet on the southerly side of Vance Avenue and extends back 335.9 feet on the easterly line and 133 feet on the westerly7 line to a dead line, which is a broken line, measuring 70.65 feet thereon.

BEING the same property conveyed to A Way Up, LLC, by Warranty Deed from Music City Financial, LLC, dated December 18, 2020, and filed of record in Instrument No. 20210203-0015986, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2021 taxes and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is improved property known as: 2703 Vance Avenue, Nashville, TN 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 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 whosoever.

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 as of the date shown on the Notary Form.

A WAY UP, LLC

By: Andre Fayne, Member

Aisha Fayne, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andre Fayne and Aisha Fayne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of A WAY UP, LLC, the within named bargainor, a limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal at office, this 27th day of September, 2021.

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Sworn to and subscribed before me
this 27th day of September, 2021.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022