Prepared by:

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

BS-BP-21-810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2021.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 747285 **DEEDWARR**
11/01/2021 11:30:02 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20211101-0145971

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Equity Trust Company Custodian FBO John Dodd, IRA	**NEW OWNER**	
(NAME)	(NAME)	**105-14-0-058.00**
810 Glen Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **THE FIXER, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EQUITY TRUST COMPANY CUSTODIAN FBO JOHN DODD, IRA,** 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 the Easterly half of Lot No. 6 and all of Lot No. 7 on the Map of J.H. White' s subdivision of Lot Number 61 in Waverly Place of record in Plat Book 547, Page 126, in the Register's Office for Davidson County, Tennessee.

Said part of Lot Number 6 and all of Lot Number 7 front together 63 feet 9 inches on the Northerly side of Glen or Bradford Avenue, formerly Tennessee Street, and run back 162 feet, more or less, on the Westerly line and 162 feet 8 inches on the Easterly line, with the Westerly margin of an alley, to an alley in the rear, measuring 66 feet 6 inches thereon.

Being the same property conveyed to The Fixer, Inc. by Warranty deed from Music City Financial, LLC of record in Instrument No. 20190327-0027629 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 27, 2019. (Value of consideration shown in aforementioned deed $375,000.00.) Being also known as 810 Glen Ave Nashville, Tennessee 37204.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Glen Ave, Nashville, Tennessee 37204**.

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 29th DAY OF OCTOBER, 2021.

The Fixer, Inc.

BY: _____
Glen Van Avery
President

BY: _____
Norman Baker
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GLEN VAN AVERY, 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 PRESIDENT of THE FIXER, INC., 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 corporation as PRESIDENT.

Witness my hand and official seal, this the 29th of October, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared NORMAN BAKER, 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 SECRETARY of THE FIXER, INC., 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 corporation as SECRETARY.

Witness my hand and official seal, this the 29th of October, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
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Nashville, TN 37212