Karen Johnson Davidson County
Batch# 752167 DEEDWARR
11/09/2021 02:50:30 PM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20211109-0149723

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $580,000.00

Affiant

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 21 day of October, 2021.

Notary Public
My Commission Expires: 4/26/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Lizabeth Nash 217 A Eastmoreland Street Nashville,TN 37207	New Owner	Tax Parcel ID No. 071-15-0Q-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AAF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ELIZABETH K NASH, A MARRIED WOMAN** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Two seventeen Eastmoreland Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Two seventeen Eastmoreland Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200918-0107272 and amended in Instrument No. 20201009-0117877, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to AAF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THOMAS BROWN AND EVALINE DENNIS, AND HEIRS OF THE ESTATE OF WILLIAM DENNIS AND JACQUELINE DERRICKSON, GWENDOLYN LAIRD, JAMES WINSTON WOODARD,

This is improved property commonly known as: **217 A Eastmoreland Street, Nashville TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of October, 2021.

AAF INVESTMENTS, LLC

Adam Myers, Member

Frank Spitznagel, Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ADAM MYERS AND FRANK SPITZNAGEL**, 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 Members of AAF INVESTMENTS, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as the Members.

Witness my hand and official seal at office this 21 day of October, 2021.

TONY K. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
OF WILLIAMSON COUNTY
My Commission Expires

Notary Public
My Commission Expires: 9-17-2023

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **October 21, 2021**.

Affiant Signature

10/21/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

__ **21st** day of **October**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON