Karen Johnson Davidson County
Batch# 752263 DEEDWARR
11/10/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $11,322.00
20211110-0149854

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038018**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,060,000.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2021. Notary Public My Commission Expires: 4/26/2025

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: Banana Stand Trust 1310 7th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 09 0 031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen C. Light and Angel O. Massey, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Banana Stand Trust U/A/D October 29, 2021**, ("Grantees"), its 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 Lot No. 21 on the Plan of North Nashville Real Estate Company of record in Plat Book 21, 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 the same property conveyed to Stephen C. Light and Angel O. Massey, husband and wife, by Warranty Deed from Kenneth L. Sacks and Lisa G. Sacks, husband and wife, of record in Instrument No. 20201012-0118141, in the Register's Office of Davidson County, Tennessee, dated October 9, 2020 and recorded on October 12, 2020.

Being the same property conveyed to Kenneth L. Sacks and Lisa G. Sacks, husband and wife, by Quitclaim Deed from Kenneth L. Sacks and Mary Lisa Sacks, Trustees of the Sacks Trust dated October 19, 2015, of record in Instrument No. 20170801-0077682, in the Register's Office of Davidson County, Tennessee, dated July 31, 2017 and recorded on August 1, 2017.

Being the same property conveyed to Kenneth L. Sacks and Mary Lisa Sacks, Trustees of the Sacks Trust dated October 19, 2015, by Quitclaim Deed from Kenneth L. Sacks and Lisa G. Sacks, husband and wife, of record in Instrument No. 20170726-0075354, in the Register's Office of Davidson County, Tennessee, dated July 24, 2017 and recorded on July 26, 2017. Also see Abstract of Sacks Trust Agreement of record in Instrument No. 20151021-0106889 and Certification of Sacks Trust of record in Instrument No. 20200427-0043839.

Being the same property conveyed to Kenneth L. Sacks and Lisa G. Sacks, husband and wife, by Warranty Deed from Branan White, unmarried, of record in Instrument No. 20170623-0063283, in the Register's Office of Davidson County, Tennessee, dated June 22, 2017 and recorded on June 23, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Nashville Real Estate Company, as recorded in Plat Book 21, Page(s) 105.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130, as amended in Book 11625, Page 280 and Instrument No. 20020425-0051069. Easement recorded in Book 5432, Page 465.

This is improved property located at 1310 7th Avenue North Nashville, TN 37208.

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

And Grantor covenants that it is 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 Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2021.

Stephen C Light

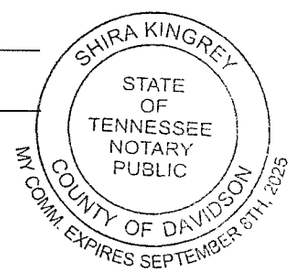
Angel O Massey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C Light and Angel O Massey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2021.

Notary Public
My Commission Expires: _____



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 **November 3, 2021**.

Affiant Signature

11/03/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

__ **3rd** day of **November**, 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