This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $875,000.00.

Affiant

Subscribed and sworn before me this the 27th day of October, 2021.

Notary Public
My commission ex

Karen Johnson Davidson County
Batch# 755047 DEEDWARR
11/15/2021 12:33:06 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20211115-0151721

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
2702 Delaware Ave, LLC 632 Adam St. Ste. 100 Bowling Green, TN 41101	New Owner	092-1[illegible]-0M 029.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EMILY ANN STEWART, AN UNMARRIED WOMAN, AND RICHARD JAMES LAMB, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to 2702 DELAWARE AVE, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 29, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for AXIS27, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190301-0019076, as amended in Instrument No. 20190502-0040851, Instrument No. 20190729-0074468, Instrument No. 20200706-0072542, and Instrument No. 20210513-0064928, Register's Office for Davidson County, Tennessee, and being shown on the plan of AXIS27, attached as Exhibit "B" to said Declaration, as amended, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Emily Ann Stewart and Richard James Lamb, both unmarried, by Special Warranty Deed dated 01/14/2021, from RSD 27th Avenue, LLC, a Tennessee limited liability company, of record in Instrument No. 20210119-0007628, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2702 Delaware Ave, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

RL

ER

Witness my hand this the 27th day of October, 2021.

Emily Ann Stewart

Richard James Lamb

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily Ann Stewart and Richard James Lamb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY