WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

JM-RRG-21-1718

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tatia Rose	**NEW OWNER**	
(NAME)	(NAME)	**081-11-0-425.00**
1718 14th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **CGM, INC., A WISCONSIN CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TATIA ROSE, UNMARRIED,** 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 Lot No. 195 on the Plan of T. D. McGavock and others plan, called the Addition to the Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 195 fronts 100 feet on the Easterly side of Fourteenth Avenue North, formerly Alberta Avenue, and extends Eastwardly between parallel lines 170 feet to an alley.

Being the same property conveyed to CGM, Inc., a Wisconsin corporation by Special Warranty deed from The Trustees of Grace Interdenominational Church of record in Instrument No. 20190521-0048008 Register's Office for Davidson County, Tennessee, dated May 09, 2019 and recorded on May 21, 2019 and Scrivener's Affidavit recorded on September 24, 2019 in Instrument No. 20190924-0096830.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1718 14th Avenue North, Nashville, Tennessee 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 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.

Karen Johnson Davidson County
Batch# 757065 **DEEDWARR**
11/17/2021 11:05:11 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20211117-0153068

Witness my/our hand(s) this the 11th DAY OF NOVEMBER, 2021.

CGM, Inc.

BY:_____
Christina MacGregor
Sole Shareholder

STATE OF WISCONSIN
COUNTY OF Dunn

Before me, the undersigned Notary Public, personally appeared CHRISTINA MACGREGOR, 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 SOLE SHAREHOLDER of CGM, 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 SOLE SHAREHOLDER.

Witness my hand and official seal, this the 11th of November, 2021.

_____
Notary Public
My Commission Expires: 02/10/2025
(SEAL)

TIM CHRISTOPHERSON
Notary Public
State of Wisconsin

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