WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2021.

Notary Public

COMMISSION EXPIRES: 4/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 757162 DEEDWARR
11/17/2021 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20211117-0153204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
O W Bussey III	New Owner	072-07-0-184
(NAME)	(NAME)	
1407 Huffine Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cincuinta, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **O W Bussey, III, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot 17 on the Plan of Young Heirs' Subdivision, in the 11th Civil District, not of record, and described according to a plat of said subdivision made by Harvey Gee, Surveyor, March 20, 1949, as follows:

Beginning at a point in the northerly margin of Huffine Street, the common corner of Lot Nos. 16 and 17; thence with the line between said lots northerly 186.6 feet to a point; thence easterly 75 feet to the northwest corner of Lot No. 19 of said plan, in the south line of Lot No. 20; thence with the line of Lots 19 and 18 southerly 188.1 feet to the northerly margin of Huffine Street; thence with the margin of said street westerly 75 feet to the beginning.

Being the same property conveyed to Cincuinta, LLC, a Tennessee limited liability company by Quitclaim Deed from Brian Gerald Bequette, filed for record on October 30, 2020 in Instrument No. 20201030-0127049, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1407 Huffine Street** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town)(State) **37216** (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 5th day of November, 2021.

Cincuinta, LLC, a Tennessee Limited Liability Company

By: _____
Brian Bequette, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Brian Bequette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Managing Member of Cincuinta, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as **Managing Member**.

WITNESS my hand and seal this 5th day of November, 2021.

_____
Notary Public

Commission Expires: 1/3/22



Certificate of Authenticity

I, Tiffany Rooker, 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 **11/8/2021**.

Date

Tiffany Rooker

Affiant Signature

11/8/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **November**, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON