Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

21-1-522

Karen Johnson Davidson County
Batch# 760532 DEEDWARR
11/24/2021 11:42:02 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00

20211124-0156111

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of November, 2021 by and between 2206 Dortch, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Motosound LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Parcel A:

Land in Davidson County, Tennessee, being Lot No. 204 and the Southerly half of Lot No 205, on the map of Overhill City and W.H. Fox's Subdivision of certain Blocks in Cumberland Nurseries, as of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Said Lot No. 204 and part of Lot 205 front together 75 feet on the Easterly side of Dortch Avenue, and runs back between parallel lines 150 feet to an alley.

Parcel B:

Land in Davidson County, Tennessee, being Lot No. 203 on the Map of Overhill City and W.H. Fox Subdivison of Part of the Cumberland Nurseries, as of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 203 fronts 50 feet on the Easterly side of Dortch Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to 2206 Dortch, LLC, a Tennessee limited liability company by Quitclaim Deed from Christopher Lind Eby, and Sarah Elizabeth Eby, Co-Trustees of the CSEBY Trust Deed, dated May 1, 2020 and recorded May 7, 2020, of record in Instrument No. 20200507-0047849, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to The CSEBY Trust, Christopher Lind Eby, and Sarah Elizabeth Eby, Trustees, by Quitclaim Deed from Christopher L. Eby dated April, 15, 2019 and recorded April 22, 2019 of record in Instrument No. 20190422-0036195, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed Christopher L. Eby, by Warranty Deed from Randall C. Kloke and 115 Duluth, LLC., a limited liability company, dated August 30, 2011 and recorded September 1, 2011, of record in Instrument No. 20110901-0067712, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 2206 & 2208 Dortch Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

2206 Dortch, LLC

By: Tyler Investments, LLC
Its: Sole Member

By: The CSEBY Trust dated April 15, 2019
Its: Sole Member

By: _____
Christopher Lind Eby, Co-Trustee

By: Sarah Elizabeth Eby
Sarah Elizabeth Eby, Co-Trustee

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Christopher Lind Eby and Sarah Elizabeth Eby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Co-Trustees of the CSEBY Trust dated April 15, 2019, the trust serving as sole member of Tyler Investments, LLC and Tyler Investments, LLC serving as sole member of **2206 Dortch, LLC**, the within named bargainor, a limited liability company, and that he/she as such Co-Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Co-Trustees.

Witness my hand and seal, at office in Franklin, this the 19th day of November, 2021.

Susan Harville
Notary Public
My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Motosound LLC
188 Front St., Ste 116-44
Franklin, TN 37064

Send Tax Statements to:

ECHO Tax Management
188 Front St., Ste 116-44
Franklin, TN 37064

Map & Parcel: 11901016400 & 11901016500

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $2,000,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23 day of November, 2021.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

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