Karen Johnson Davidson County
Batch# 763322 DEEDWARR
11/30/2021 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20211130-0157910

STATE OF Tennessee)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF October, 2021.

NOTARY PUBLIC
My Commission expires:

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21090035

Address of New Owner
Nashville Comfort, LLC
P.O. Box 158706
Nashville, TN 37215

Send Tax Bills To:
Same

Tax Information:
080-04-0-059.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **FarrarStreet, Inc., a Tennessee Corporation,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nashville Comfort, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 13th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of the Re-Subdivision of Lot Numbers 1 through 8 of Block Number 2, in G. T. Sheegog's Subdivision, not of record, said Lot No. 11 begins in the center of the Asylum Road as a point 298.00 feet northeasterly from the center of Hydes Ferry Pike and said Asylum Road; and said point of beginning being the common corners of Lot Numbers 11 and 12 in said plan; thence with the dividing line, between said two lots southeasterly 250.00 feet to a dead line; thence with said dead line northeasterly 50.00 feet to a point in the northeasterly line of said Lot Number 11; thence northwesterly with said line 250.00 feet to the center of said Asylum Road; thence with the center of the same southwesterly 50.00 feet to the point of beginning.

Being the same property conveyed to FarrarStreet, Inc., a Tennessee Corporation, by Warranty Deed from Audrey Perry, an unmarried woman, and Mark Perry and Cheryl E. Perry, Husband and Wife, dated 10/06/2016 and recorded on 10/13/2016 in Instrument No. 20161013-0108119, Register's Office for Davidson County, Tennessee.

This is property generally located:
1712 County Hospital Road, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Subject to the right of way of County Hospital Road.

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 its successors and/or assigns, forever. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land to the Grantees, its successors and/or 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.

IN WITNESS WHEREOF, **FarrarStreet, Inc.** has caused this instrument to be executed, this the 8 day of October, 2021.

FARRARSTREET, INC.

Margaret M. Street

By: Margaret M. Street
As: Treasurer/Secretary

Donald C Farrar

By: Donald C. Farrar
As: President

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Margaret M. Street, Treasurer/Secretary and Donald C. Farrar, President,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the officers of **FarrarStreet, Inc.**, the within named bargainor, and they as such Officers, executed the within instrument for the purposes therein contained by signing the name of the **FarrarStreet, Inc.** by themselves as such Officers.

This the 8 day of October, 2021.

My commission Expires: 8-27-22

NOTARY PUBLIC

DANA L AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/8/21 (date of document).

Jennifer L. Pennell

10/8/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of October, 2021.

Notary's Signature

My Commission Expires: 41322

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022