Karen Johnson Davidson County
Batch# 764475 DEEDWARR
12/01/2021 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $4,665.70
20211201-0158874

THIS SPACE FOR OFFICIAL USE ONLY

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 1,261,000.00 .

Affiant

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 22nd day of November, 2021.

Notary Public
My commission expires: 11-6-2024

This Instrument Prepared By:
JONATHAN R. VINSON, ESQ.
2693 TOWNSEND COURT, SUITE C
CLARKSVILLE, TN 37043
File No. 2021-1050

Address New Owner:
4501 Alcott LLC
PO Box 158434
Nashville TN 37215

Send Tax Bills To:
New Owner

Map/Parcel No.
116-15-0-100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jane P. Micol** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **4501 Alcott LLC, a Tennessee Limited Liability Company** ("GRANTEE"), its heirs, successors and assigns forever, certain land in **Nashville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its heirs, successors and assigns forever. GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds her, her heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its heirs, successors and assigns forever, against the lawful claims of all persons whomsoever except for **2021** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has signed this Instrument as of 09 day of November, 2021.

GRANTOR:

Jane P. Micol

Jane P. Micol

STATE OF Alaska
COUNTY OF Anc.

On this 9th day of November, 2021, before me personally appeared Jane P. Micol, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of November, 2021.

Notary Signature
My commission expires: 03/27/2023

Notary Public
P.B. CARREON
State of Alaska
My Commission Expires March 27, 2023

EXHIBIT "A"

PROPERTY DESCRIPTION

Being part of Lot Number 106 on the plan of Royal Oaks Land Company's Subdivision of Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, being the northerly part of Lot Number 106-B on the Revised Plan of said Royal Oaks Subdivision, made in 1936, by W.B. Southgate, Surveyor, not of record, described as follows:

Beginning on the easterly margin of Lynwood Boulevard, at the northwest corner of the property conveyed to James T. Hastle and wife, by deed from Jack D. Irby and wife, of record in Book 1536, Page 409, said Register's Office, thence with the easterly margin of said Boulevard, northwardly 100 feet to the southwest corner of the property conveyed to A.B. Cotten and wife, by deed from Sidney Kottler and wife, of record in Book 1513, Page 476, said register's Office; thence with Cotten's southerly line; eastwardly 338 feet; thence southwardly 100 feet to Hastle's northeast corner; thence with Hastle's northerly line, westwardly 330 feet, more or less to the beginning.

Being the same property conveyed to Jane P. Micol by Quitclaim Deed from Frances H. Patrick, dated July 14, 2004 and recorded on November 17, 2008, in Instrument No. 20081117-0113147, in the Register's Office for Davidson County, Tennessee.

Property Address: 438 Lynnwood Boulevard, Nashville, TN 37205

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11-09-2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11-22-2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd **day of** November **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM