THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31219

Karen Johnson Davidson County
Batch# 766053 DEEDWARR
12/02/2021 11:18:48 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20211202-0159751

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/26/23

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC CASSIE LOVVORN STATE OF

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
HappyOur, LLC	NEW OWNER	
4201 Nevada Avenue		09115033900
Nashville, TN 37209		
(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, **Angela Dawn Jackson, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HappyOur, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS 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 part of the block of land marked International Exposition Building on the Plan of the Charlotte Park Company's First Addition to Nashville as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Beginning on the Northerly margin of Elkins or Second Avenue 75 feet Westerly from the Westerly margin of 47th Avenue North, formerly 6th Street, running thence Northerly and parallel with 47th Avenue North 150 feet to the Southerly margin of an alley, thence Westerly with the Southerly margin of said alley 75 feet, thence Southerly and parallel with 47th Avenue North 150 feet to the Northerly margin of Elkins Avenue, thence Easterly with the Northerly margin of said Avenue 75 feet to the beginning.

Being the same property conveyed to Angela Dawn Jackson, a single woman by Warranty Deed from William E. Newman and William H. Smallman of record in Instrument No. 20041228-0153073 Register's Office for Davidson County, Tennessee, dated December 08, 2004 and recorded on December 28, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4706 Elkins Avenue, Nashville, TN 37209.**

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 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 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 my hand this the 30th day of November, 2021.

Angela Dawn Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angela Dawn Jackson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2021.

STATE OF TENNESSEE NOTARY PUBLIC

My Commission expires: 01-08-2024

Notary Public