Karen Johnson Davidson County
Batch# 767812 DEEDWARR
12/06/2021 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211206-0161256

WARRANTY DEED

State of Tennessee
County of Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: May 18, 2024

(AFFIX SEAL)

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-24

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AAF Investments, LLC	OWNER	071-07-0-200.00
(NAME)	(NAME)	
949 Bordeaux Place		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lizzie Holt Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **AAF Investments, LLC,** hereinafter called the GRANTEES, their heirs 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 the easterly half of Lot No. 6 on the Map of Trinity Heights, T. W. Crutcher's Trustee's Subdivision of Lot No. 3 of the William White Lands as of record in Plat Book 332, Page 4, Register's Office for Davidson County.**

Said pat of Lot No. 6 fronts 50 feet on the southerly side of Trinity Avenue or Lane and runs back 167.96 feet on the easterly line and 167.4 feet, more or less, on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Lizzie Holt Smith by deed of record in Book 7514, Page 649, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 314 E Trinity Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (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 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/our hands this 30th day of November, 2021.

Lizzie Holt Smith

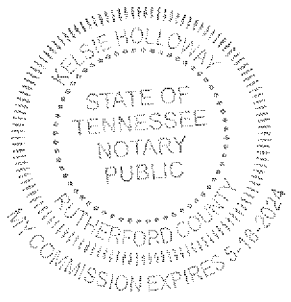
State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Lizzie Holt Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2021.

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

File No.: 22524



I, Kelsie Holloway 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 11/30/2021 (date of document).

Kelsie Holloway

Affiant Signature

12/2/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of December, 2021.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY