WARRANTY DEED

Karen Johnson Davidson County
Batch# 770449 DEEDWARR
12/09/2021 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20211209-0163049

File No.: RES-21-3906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Build Nashville, LLC	Same as owner	092 13 0 239.00
(NAME)	(NAME)	
601 44th Avenue North Nashville, TN 37209		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BRINLEY A. ADDINGTON, UNMARRIED AND MARK E. ADDINGTON AND WIFE, JUDY T. ADDINGTON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that 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 50 feet of the westerly 200 feet of Block 32 on the plan of Charlotte Park, Second Addition Extended, of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Said part of said block fronts 50 feet on the north side of Dakota Avenue, formerly Fourth Avenue, and runs back between parallel lines (parallel to and 150 feet east of the easterty margin of Fortieth Avenue, North) 150 feet to an alley.

Being the same property conveyed to Brinley A. Addington, unmarried and Mark E. Addington and wife, Judy T. Addington, as joint tenants with right of survivorship, from Larry Glotfelty and Pat Powell, husband and wife, by Warranty Deed dated August 20, 2012, recorded September 4, 2012, in Instrument No. 20120904-0079876, in the Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantors nor spouses or any dependents.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3906 Dakota Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 22 day of November 2021

Brinley A. Addington

Mark E. Addington

Judy T. Addington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2021, before me personally appeared Brinley A. Addington, 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 3rd day of December, 2021.

Notary Signature
My commission expires:_____

STATE OF Tennessee

COUNTY OF Sullivan

On this 22nd day of November, 2021, before me personally appeared Mark E. Addington and Judy T. Addington, 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 22nd day of November, 2021.

Notary Signature
My commission expires: 01-23-2022

JENNIFER L. GASPERSON
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 3 day of December, 2021

Brinley A. Addington

Mark E. Addington

Judy T. Addington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2021, before me personally appeared Brinley A. Addington, 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 3rd day of December, 2021.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____

COUNTY OF _____

On this _____ day of November, 2021, before me personally appeared Mark E. Addington and Judy T. Addington, 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 _____ day of November, 2021.

Notary Signature
My commission expires:_____

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Adam Lafever, 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 December 3, 2021 6.

Affiant Signature

12/6/21
Date

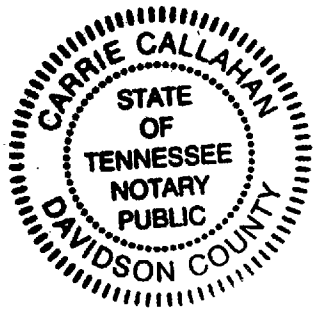
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 6 day of December, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-21-3906