Karen Johnson Davidson County
Batch# 774123 DEEDWARR
12/15/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20211215-0165621

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 6, 2023
(AFFIX SEAL)

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2021060167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
W & W Ventures, GP		
(NAME)	(NAME)	
229 CRAIGHEAD AVE	Same As New Owner	081-02--0-073.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 Dollars ($245,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAWKINS CONTRACTING, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W & W Ventures, GP**, 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 being located in Davidson County, Tennessee, being the southerly 23 *feet* of Lot No. 151 and the northerly 18, (erroneously referenced as 12 feet in prior conveyance) feet of Lot No. 150, Buena Vista Heights Addition to Nashville, a Plan of which is of record in Book 161, page 19, Register's Office for said County.

Said parts of Lot No. 151 and 150 front together 41 feet on the easterly side of Twenty Fourth Avenue North, formerly Dudley Avenue, and extend back between parallel line 150 feet more or less, to an alley

Being the same property conveyed to DAWKINS CONTRACTING, LLC, by deed from HEIR OF LAW OF ROOSEVELT AUSTIN, of record in Instrument No. 20140224-0015588, dated February 19, 2014, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2430 24th Ave. N., Nashville, TN 37208
(House No.) (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.

Executed by our hands this 3rd day of December 2021.

Dawkins Contracting, LLC, a Tennessee Limited Liability Company

BY: _____
Allison Dawkins, Managing Member

BY: _____
Betty Dawkins, Managing Member

STATE OF Tennessee

County OF Davidson

I, Jennifer Chandler-Cole, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that A.D. Dawkins and Betty Dawkins as Managing Members of Dawkins Contracting, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as said Managing Managers

Witness my hand and official seal, this the 3rd of December, 2021.

_____
Notary Public

My Commission Expires: November 6, 2023

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Certificate of Authenticity

I, Maxine Rucker , do hereby make an 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 12/10/21

Name: Maxine Rucker
Title: Closing Agent
Date: 12/10/21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 07/14/2021:

Notary Public: Jennifer Chandler-Cole

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280