RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 481,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2021.

Notary Public

COMMISSION EXPIRES: _____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 774800 **DEEDWARR**
12/16/2021 10:18:38 AM 2 pgs
Fees: $13.00 Taxes: $1,779.70

20211216-0166264

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Girl Tribe Ventures, LLC	SAME	081-11-0-369
(NAME) 6412 Bresslyn Road	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, both with an equal, undivided tenant-in-common interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Girl Tribe Ventures, LLC, a Tennessee limited liability company, and Stephanie Marie McElvy, Married,** HEREINAFTER CALLED THE GRANTEES, THEIR 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, more particularly described as follows:

Being the North 50 feet of Lot No. 305 on the Plan of D. T. McGavock and Others Addition, of record in Book 21, page 41 Register's Office for said County.

Said part of said Lot No. 305 fronts 50 feet on the east side of 16th Avenue, North, and runs back parallel lines 170 feet to an alley.

Being the same property conveyed to Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, an equal, undivided tenant-incommon interest and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, an equal undivided tenant-in-common interest in Quitclaim Deed from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased, one-half (1/2) tenant-in-common interest dated 05/12/2020 and recorded 05/28/2020 in Instrument Number 202005280054835 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1606 16th Avenue North (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37208 (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, successors 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, successors 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 our hands this 13th day of December, 2021.

Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust,

By: _____
Lisa H. Taylor, Trustee

Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust,

By: _____
Lisa H. Taylor, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, both with an equal, undivided tenant-in-common interest, 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 in her capacity as Trustee for the purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2021.

_____

Commission Expires: _____

