THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238752**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,465,000.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 776648 DEEDWARR
12/20/2021 10:01:34 AM 2 pgs
Fees: $13.00 Taxes: $5,420.50

20211220-0167689

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: Randall J. Asmo and Tina F. Asmo 2308 10th Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 13 0 379.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathan L. Martin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randall J. Asmo and Tina F. Asmo, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a part of an unnumbered lot marked "Jacob Schmidt" on the plan of the W. L. B. Lawrence property, of record in Book 21, Page 148, Register's Office for said County, and also shown on the plan of Jacob Schmidt Heirs' Land, of record in Book 547, Page 120, said Register's Office and described as follows:

Beginning at a point in the Easterly margin of 10th Avenue, South, as widened, 150 feet North of the Northeast corner of said Avenue and Caruthers Avenue, being the Northwest corner of the property conveyed to Annie Shaw Bennett by deed form the Prudential Insurance Company of America, of record in Book 998, Page 290, said Register's Office;

thence along Bennett's Northerly line, Easterly 136 feet, more or less, to a point;

thence Northerly 50 feet to a point;

thence Westerly and parallel to the first line, 136 feet, more or less, to the Easterly margin of 10th Avenue South;

thence with the margin of the same Southerly 50 feet to the point of beginning.

Being the same property conveyed to Nathan L. Martin, unmarried, by Warranty Deed from Matthew R. Pfeiffer and Whitney West Pfeiffer, husband and wife, of record in Instrument No. 20170724-0074505, in the Register's Office of Davidson County, Tennessee, dated July 21, 2017 and recorded on July 24, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. L. B. Lawrence Property, as recorded in Plat Book 21, Page(s) 148.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Land of Jacob Schmidt Heirs, as recorded in Plat Book 547, Page(s) 120.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5526, Page 710.

Rights of others in any portion of the property lying within the alley or road on the east of the property.

This is improved property located at 2308 10th Avenue Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

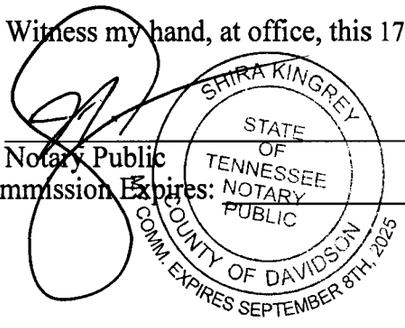
IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2021.

Nathan L. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan L. Martin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2021.



Notary Public
My Commission Expires: