Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 508,900.00

Affiant

Subscribed and Sworn before me this 10th day of December , 2021.

Notary Public
My commission expires: 8.21.2023

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

Karen Johnson Davidson County
Batch# 776879 **DEEDWARR**
12/20/2021 12:56:27 PM 2 pgs
Fees: $13.00 Taxes: $1,882.93

20211220-0167865

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Alexandria Hoffman and Drew Hoffman 220 Elberta Street, Nashville, TN 37210	The same	119-05-0-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Avenue East, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexandria J. Hoffman, A Married Woman,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 12 on the Plan of W. F. Davis' Subdivision of Block No. 22, Cumberland Nurseries Plan of record in Plat Book 332, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 12 fronts 50 feet on the Northerly side of Elberta Street and runs back between parallel lines 238 feet to an alley.

Being the same property conveyed to Nicholas Howell and Jim Hyde, as Tenants in Common with right of Survivorship by Warranty deed from David M. Johnson and wife, Donna Johnson of record in Instrument No. 20180803-0076627 Register's Office for Davidson County, Tennessee, dated August 02, 2018 and recorded on August 03, 2018. (Value of consideration shown in aforementioned deed $230,000.00.)

Being the same property conveyed to Jim Hyde, a married man by Quitclaim deed from Nocholas Howell and Jim Hyde, as Tenants in Common with right of Survivorship of record in Instrument No. 20210812-0109009 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on August 12, 2021. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Avenue East, LLC, a Tennessee Limited Liability by Quitclaim deed from Jim Hyde, a married man of record in Instrument No. 20210914-0123479 Register's Office for Davidson County, Tennessee, dated September 07, 2021 and recorded on September 14, 2021. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 220 Elberta Street Nashville, Tennessee 37210.

This is [ ] improved [ ] unimproved property known as 220 Elberta Street, Nashville, TN 37210 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of December, 2021.

Avenue East, LLC, A limited Liability Company

By: _____, Member
Jim Hyde

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, of the state and county mentioned, personally appeared Jim Hyde with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Avenue East, LLC the within named bargainor, a Limited Liability Company, and that such Jim Hyde as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 10th day of December, 2021.

Melody Lynn Carr
Notary Signature

My Commission Expires:
8-16-2025

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025