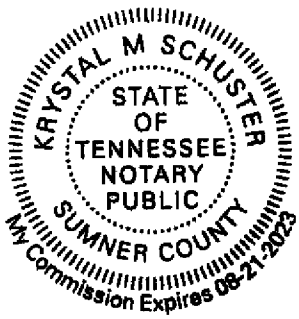
Karen Johnson Davidson County
Batch# 780615 DEEDWARR
12/28/2021 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20211228-0170479

WARRANTY DEED



State of Tennessee
County of ~~Rutherford~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Logan William McCoy	SAME	071-05-0-293.00
(NAME)	(NAME)	
530 Meade Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Seven Nine Investments, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Logan William McCoy, an unmarried man,** 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 in Davidson **County, Tennessee, being Lot No. 239 on the Plan of Brooklyn Heights, of record in Plat Book 332, Page 140, Register's Office for said County, to which reference is made for a more complete description.**

Said Lots front together 41 feet on the south side of Meade Avenue and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Jim Hall and wife, Willie Hall, by deed from Fourth and First Bank & Trust Company, Trustee, of record in Book 1021, Page 31, Register's Office for Davidson County, Tennessee. The said Jim Hall predeceased Willie Hall, leaving said Willie Hall as surviving tenant by the entirety. The said Willie Hall having since died on March 28, 1984. The Last Will and Testament of Willie Hall was probated May 14, 1984, Probate Court for Davidson County, Tennessee, Docket No. 74873.

Being a portion of the same property conveyed to Rosie Blakemore by Quitclaim Deed from Willie D. McKnight of record in Instrument No. 20090403-0030393, Register's Office for Davidson County, Tennessee, dated April 02, 2009 and recorded on April 03, 2009.

Being a portion of the same property conveyed to Seven Nine Investments, LLC by Warranty Deed from Rosie Blakemore, individually, and Rosie Blakemore, Personal Representative of the Estate of Willie Alice Hall of record in Instrument No. 20201103-0128809, Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 03, 2020. (Value of consideration shown in aforementioned deed $155,000.00.)

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 530 Meade Avenue, Nashville, TN 37207
(House Number) (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.

Witness my/our hands this 15th day of December, 2021.

Seven Nine Investments, LLC

By: Lori Holloway
Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Seven Nine Investments, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2021.

Kelsie Holloway
Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

File No.: 22531

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 15th December, 2021.

Custodian's Signature — 12/15/2021 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 15th day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023