Karen Johnson Davidson County
Batch# 782712 DEEDWARR
01/03/2022 10:26:09 AM 2 pgs
Fees: $13.00 Taxes: $9,250.00

20220103-0000271

LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2111 Fairfax Ave, LLC	New Owner	104-12-0-061 & 104-12-0-060
(NAME) 205 Impeno Ave	(NAME)	
(ADDRESS) Fremont CA 94539	(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, WE,

E. RAY MORRIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

2111 FAIRFAX AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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:

Tract One:
Land in Davidson County, Tennessee, being the Northerly one-half Lot No. 9 on the Plan of W.W. Dillon's Subdivision of Lots No's 1 and 2 G.I. Waddy Subdivision of the Baxter Lands of record in Plat Book 332, Page 115, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 43 feet on the Southerly side of Fairfax, formerly Jones Avenue, and runs back between parallel lines, 150 feet more or less, to the northerly margin of a 10-foot private alley.

Tract Two:

Land in Davidson County, Tennessee, being the Northerly one-half Lot No. 10 on the Plan of W.W. Dillon's Subdivision of Lots No's 1 and 2 G.I. Waddy Subdivision of the Baxter Lands of record in Plat Book 332, Page 115, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 fronts 50.0 feet on the southerly side of Fairfax, formerly Jones Avenue, and runs back southerly between parallel lines 150.0 feet, more or less, to the northerly margin of a 10-foot private alley.

Being the same property conveyed to E. Ray Morris by Deed dated October 15, 2015 from Alabaster & Walnut, LLC, recorded October 19, 2015, in Instrument Number 20151019-0106017, in the Official Records of Davidson County, Tennessee.

LT&E File #18650

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2111 & 2113 Fairfax Avenue, Nashville, TN 37212

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 hand(s) this 28th day of December, 2021

E. Ray Morris

STATE OF Georgia
COUNTY OF Cherokee

On this 28 day of December, 2021, before me personally appeared E. Ray Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of December, 2021.

Johanna B Hunt
Notary Signature
My commission expires: Feb 9 2025

JOHANNA B HUNT NOTARY EXPIRES GEORGIA 9, 2025 CHEROKEE COUNTY

LT&E File #18650