Karen Johnson Davidson County
Batch# 792630 DEEDWARR
01/19/2022 11:14:09 AM 2 pgs
Fees: $13.00 Taxes: $3,459.50
20220119-0007258

G#35475-2

BOX #14

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/16/2024
(AFFIX SEAL)

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-NSH21-03394

Address of New Owner:	Send Tax Bills to:	Tax Information:
MaxCountry Properties, LLC P. O. Box 121029 Nashville, TN 37212	MaxCountry Properties, LLC P. O. Box 121029 Nashville, TN 37212	104-06-0-213.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nathan Fast and Megan Fast, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MaxCountry Properties, LLC a Tennessee limited liability company**, 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, being Lot No. 79, on the Map showing R.W. Gizzard Subdivision of part of the Bosley Tract, Plan not of record and described as follows:

Beginning at a point in the westerly margin of Orient Circle (now 32nd Avenue South) at a point 252 1/4 feet southeast from the southwest intersection of Marborough Avenue and Orient Circle (now 32nd Avenue South) fronts 75 feet on the westerly side of Orient Circle (now 32nd Avenue South) and runs back 150 feet to an alley and shows 47 1/2 feet on said alley.

Being the same property conveyed to James Barret by Warranty Deed from Richard H. Porter and wife, Mary M. Porter of record in Instrument No. 20130521-0051194 Register's Office for Davidson County, Tennessee, dated May 06, 2013 and recorded on May 21, 2013. (Value of consideration shown in aforementioned deed $525,000.00.).

Being the same property conveyed to Victor Hazelwood, Trustee by Quitclaim Deed from James Barret of record in Instrument No. 20130521-0051196, Register's Office for Davidson County, Tennessee, dated May 06, 2013 and recorded on May 21, 2013 and within the same deed the said Victor Hazelwood, Trustee conveyed his interest in the subject property to James Barrett, unmarried (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Nathan Fast and Megan Fast, husband and wife by Warranty Deed from James Barret and wife, Sarah J. Crooks of record in Instrument No. 20210406-0044710 Register's Office for Davidson County, Tennessee, dated April 01, 2021 and recorded on April 06, 2021. (Value of consideration shown in aforementioned

deed $850,000.00.) Being also known as 507 32nd Avenue Nashville, Tennessee 37212.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 507 32nd 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18 day of January, 2022

Nathan Fast

Megan Fast

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of January, 2022, before me personally appeared Nathan Fast and Megan Fast, 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 (or person's) free act and deed.

Notary Public: W. Brad Lehman

My Commission Expires: 9/21/2024

W. BRAD LEHMAN NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON