1st

WARRANTY DEED	Karen Johnson Davidson County Batch# 793582 DEEDWARR 01/20/2022 01:59:30 PM 7 pgs Fees: $38.00 Taxes: $7,770.00 20220120-0007756	
Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Rutledge Hill, LLC 1017 Essex Court Goshen, KY 40026	New Owner	093-11-0-188.00
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

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 sufficiency of all of which are hereby acknowledged, **Wall 2 Wall Ventures, LLC, a Tennessee limited liability company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Rutledge Hill, LLC, a Delaware limited liability company** (The "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for a complete and accurate legal description of the real property being conveyed to Grantee. Said Exhibit A is incorporated into his deed by this reference.

Being the same property conveyed to Wall 2 Wall Ventures, LLC by Special Warranty Deed from T & W Amusement Company, Inc. of record in Instrument 20080619-0063373, Register's Office for Davidson County, Tennessee.

This is improved property known as 43 Hermitage Avenue, Nashville, TN 37210 which is also referred to herein as the Property.

This conveyance is subject to the following:

1. Real property taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel: 093-11-0-188.00.

2. Subject to all matters as shown on the Plan of Rutledge's Addition to South Nashville as of record in Book 21, page 73, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th December, 2021.

Wall 2 Wall Ventures, LLC

By: _____
Aubrey B. Harwell, Jr., Executor of the
Estate of Melissa Ann Wall, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Presley of the state and county mentioned, personally appeared Aubrey B. Harwell, Jr., Executor of the Estate of Melissa Ann Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole Member of Wall 2 Wall Ventures, LLC, and as such sole Member acknowledged that he is authorized to execute the foregoing instrument on behalf of Wall 2 Wall Ventures, LLC, the within named bargainor, a limited liability company, and that he as such sole Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as sole Member.

Witness my hand and seal, at office in Nashville, TN this 29th day of December, 2021.

_____
Notary Public

My Commission Expires: 5/9/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Two Million One Hundred Thousand and 00/100 Dollars ($2,100,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this 10th day of December 2021.

Kelley Marie Hughes
Notary Public

KELLEY MARIE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires September 08, 2025

Exhibit A

Legal Description

Beginning at an Iron Rod (Old) on the southerly right of way of Hermitage Avenue (50' right-of-way) said Iron Rod being the northwest corner of the Patricia E. Wall and Pendleton Square Trust Company, LLC property, as of record in Instrument No. 20180521-0048385, Register's Office for Davidson County, Tennessee, and being the northeast corner of the herein described tract; Thence, leaving Hermitage Avenue and following the westerly boundary of said Patricia E. Wall and Pendleton Square Trust, LLC property, South 27 Degrees 45 Minutes 46 Seconds West, 98.18 feet to an Iron Rod (Old) on the northerly boundary of the property conveyed to 40 Middleton Partners LLC of record in Instrument no. 20181218-0122747, Register's Office for Davidson County, Tennessee, and being the southwest corner of said Patricia E. Wall and Pendleton Square Trust, LLC property. Thence, following the northerly boundary of said 40 Middleton Partners, LLC property North 61 Degrees 33 Minutes 39 Seconds West, 25.00 feet to a Mag Nail (Old), being the northwest corner of said 40 Middleton Partners, LLC property. Thence, following the westerly boundary of said 40 Middleton Partners, LLC property, South 29 Degrees 01 Minutes 34 Seconds West, 51.82 feet to an Iron Rod (Old) on the northerly right-of-way of Metro Alley No. 120 (15' right of way), being the southwest corner of said 40 Middleton Partners LLC property. Thence, following the northerly right-of-way of Metro Alley No. 120, North 61 Degrees 03 Minutes 53 Seconds West, 24.96 feet to an Iron Rod (Old), being the southeast corner of the property conveyed to JLD Scott Properties, LLC, property of record in Instrument No. 20171207-0124983, Register's Office for Davidson County, Tennessee. Thence, leaving said alley and following the easterly boundary of said JLD Scott Properties, LLC property, North 28 Degrees 11 Minutes 01 Seconds East, 149.93 feet to a Mag Spike (Old) at the southerly right of way of Hermitage Avenue, said Mag Spike being the northeast corner of said JLD Scott Properties, LLC, property. Thence, following the southerly right of way of Hermitage Avenue, South 61 Degrees 23 Minutes 02 Seconds East, 50.00 feet to the point of beginning.

Containing 6.258 square feet or 0.14 acres.

The above described property is the same property also described as the following:

Being part of Lot No. 61 on the Plan of Rutledge's Addition to South Nashville, as of record in Book 21, Page 73, Register's Office for Davidson County, described as follows:

Beginning on the southwesterly margin of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike, at the corner of Lots Nos. 61 and 62; thence with the line between said two lots, southwestwardly 150 feet to the northeasterly margin of an alley; thence with said alley, southeastwardly 25 feet; thence at right angles, northeastwardly 52 feet; thence at right angles, southeastwardly 25 feet to the dividing line between Lots Nos. 60 and 61; thence with said dividing line, northeastwardly 98 feet to the southwesterly margin of Hermitage Avenue; thence with said Avenue, northwestwardly 50 feet to the beginning.

Being a portion of the same property conveyed to Wall 2 Wall Ventures, LLC, a Tennessee limited liability company by deed of record in Instrument Number 20080619-0063373, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 12/14/21 (date of document).

Affiant Signature

12/14/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

