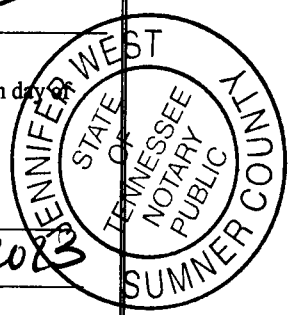
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211238757**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this 20th day of January, 2022. Notary Public My Commission Expires: 10/23/2023



WARRANTY DEED

Address New Owner: Belle Meade Title and Escrow Corporation, Trustee. 109 Kenner Avenue, Ste. 201 Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-16-0-136.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **65 Maury Street, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Belle Meade Title and Escrow Corporation, Trustee** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Maury and Claiborne's Addition, of record in Plat Book 21, Pages 84 and 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 65 Maury Street, LLC, a Tennessee Limited Liability company by Warranty deed from Jeffery S. Miller and Julie E. Miller, husband and wife of record in Instrument No. 20200430-0045157 Register's Office for Davidson County, Tennessee, dated April 23, 2020 and recorded on April 30, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

This is improved property located at 65 Maury Street Nashville TN 37210

Karen Johnson Davidson County
Batch# 797322 **DEEDWARR**
01/31/2022 10:48:35 AM 2 pgs
Fees: $13.00 Taxes: $814.00



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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 20th day of January, 2022.

65 Maury Street, LLC

BY: _____
Brandon Trentham, Sole Member

STATE OF New York)
COUNTY OF New York)

Before me, the undersigned, of the State and County aforesaid, personally appeared Brandon Trentham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the sole member of 65 Maury Street, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 25th day of January, 2022.

_____
Notary Public
My Commission Expires: 9/3/2023

ANISA C[illegible]A
Notary Public - State of New York
NO. 01GJ[illegible]7402
Qualified in Kings County
My Commission Expires Sep 3, 2023