This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15432-RR

Karen Johnson Davidson County
Batch# 805401 DEEDWARR
02/15/2022 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,866.50
20220215-0017347

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,045,000.00.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 3rd day of February, 2022.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Azalea Place Partners, LLC 904 Main Street, A1 Nashville, TN 37206	Pinnacle Bank, a Tennessee Bank 150 3rd Avenue S Nashville, TN 37201	118-07-0-139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William J. Nieman and Marcia M. Neiman, Trustees of William J. Neiman and Marcia M. Neiman Joint Revocable Living Trust Agreement dated March 20, 1995**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Azalea Place Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 12 of Block "C" on the Map of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 75 feet on the Easterly side of Azalea Place and runs back between parallel lines 131 feet to a dead line.

Being the same property conveyed to William J. Neiman and wife, Marcia M. Neiman, by Warranty Deed from Paul Sherrick and wife, Leslie Sherrick, of record in Book 10396, Page 330, in the Register's Office of Davidson County, Tennessee, dated March 27, 1997, and recorded on March 31, 1997.

Being the same property conveyed to William J. Neiman and Marcia M. Neiman as Trustees of the William J. Neiman and Marcia M. Neiman Living Trust dated March 20, 1995, by Quitclaim Deed from William J. Neiman and wife, Marcia M. Neiman, of record in Book 10401, Page 386, in the Register's Office of Davidson County, Tennessee, dated March 27, 1997, and recorded on April 2, 1997.

This is improved property located at: **2816 Azalea Place, Berry Hill, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February, 2022.

GRANTOR:

William J. Neiman and Marcia M. Neiman Joint Revocable Living Trust Agreement dated March 20, 1995

By: _____
William J. Nieman, Trustee

By: _____
Marcia M. Neiman, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William J. Nieman, Trustee and Marcia M. Neiman, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Trustee of William J. Nieman and Marcia M. Neiman, Trustees of William J. Neiman and Marcia M. Neiman Joint Revocable Living Trust Agreement dated March 20, 1995 , the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of February, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-20-22

202202150017347

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 02/03/2022 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 02/03/2022

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 3 **day of** February, **2022.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

