This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15839-AP

MAIL TAX BILLS AND RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. _____

Karen Johnson Davidson County
Batch# 805469 DEEDWARR
02/15/2022 11:41:39 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20220215-0017427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $975,000.00.

Affiant

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 11th day of February, 2022.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1213 5th Ave N LLC 1215 5th Ave N Nashville TN 37208	New Owner	082-09-0-285

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, **Irene R. Boyd, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1213 5th Ave N LLC, a Delaware 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:

Land in Davidson County, Tennessee, being all of Lot No. 2, Joseph L. Herndon Subdivision, according to survey and plat of same appearing of record in Book 6050, page 15, in the Register's Office for Davidson County, Tennessee.

Together with Deed of Easement of record in Instrument No. 20191023-0108477, Register's Office for Davidson County, Tennessee.

Together with Easement for Walkway and General Use of record in Book 5953, page 125, Register's Office for Davidson County, Tennessee.

Together with appurtenant easement retained in General Warranty Deed of record in Book 9539, page 921, Register's Office for Davison County, Tennessee.

Being the same property conveyed to Irene R. Boyd, a single person by Warranty Deed from Mary B. Walker, a single person, dated October 15, 1982, recorded October 21, 1982, of record in Book 5953, page 119; as re-recorded in Book 6118, page 556, Register's Office for Davidson County, Tennessee. See also Notary Certificate of Correction of record in Book 6118, page 554, said Register's Office. See also out-conveyance in Book 9539, page 921, said Register's Office (said out-conveyance bringing lot dimensions into conformity with plat of record in Book 6050, page 15, said Register's Office).

This is improved property located at: **1213 5th Avenue North, Nashville, TN 37208**

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 11th day of February, 2022.

GRANTOR:

Irene R. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Irene R. Boyd, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of February, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024