# WARRANTY DEED

Karen Johnson Davidson County
Batch# 808544 DEEDWARR
02/18/2022 12:12:22 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20220218-0019280

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0694-22

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| SS37 Investments, LLC | SS37 Investments, LLC | |
| (NAME) | (NAME) | |
| 1516 Hampton St | 1516 Hampton St | 026-13-0-038.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Nashville, TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty Thousand One And No/100 Dollars ($260,001.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEYFLIP, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SS37 INVESTMENTS, LLC,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 10 on the Plan of Echo Meadows of record in Book 2331, Page 64, in R.O.D.C. Tennessee.

Said Lot No. 10 fronts 81 feet on the Westerly side of Wren Road and runs back between two lines 303 feet on the Northerly line and 272.7 feet on the Southerly side to a broken line at the rear on which it measures 187 feet.

Being the same property conveyed to George Faulk, married by Warranty deed from James A. Crawford and wife, Barbara W. Crawford of record in Instrument No. 20150619-0059054 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 19, 2015.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED OF RECORD IN BOOK _____, PAGE _____ OR INST. NO. 20220218-0019279, SAID R.O.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LA-5537-22-823

This is:

unimproved ☐

improved ☒ property, known as 823 Wren Road, Goodlettsville, TN 37072

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 11th day of February, 2022.

Keyflip, LLC

BY: _____ 2-11-22

Dontre Doxley, Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Dontre Doxley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the member of Keyflip, LLC, the within named bargainor, a limited liability company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Dontre Doxley.

Witness my hand, at office, this 11th day of February, 2022.

_____

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY