Karen Johnson Davidson County
Batch# 813899 DEEDWARR
03/02/2022 01:18:44 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20220302-0023764

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4331-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Achiever Development, LLC	NEW OWNER	10513032000
(NAME)	(NAME)	
4205 Hillsboro Pike, Suite 304		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Sixty-Five Thousand And No/100 Dollars ($565,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MAXWELL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ACHIEVER DEVELOPMENT, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 24 on the Map of Waldkirch, a Subdivision of Lot Nos. 8 & 9 in W.L.B. Lawrence Plan, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the northerly side of Caroline Avenue and runs back between parallel lines 160 feet to an alley.

Being a portion of the same property conveyed to Maxwell Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Eve McMurray Maxwell of record in Instrument No. 20101001-0078733 Register's Office for Davidson County, Tennessee, dated September 30, 2010 and recorded on October 01, 2010.

unimproved ☐
This is improved ☒ property, known as 918 Bradford Avenue, Nashville, TN 37204
(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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 28th day of February, 2022.

Maxwell Holdings, LLC

BY: Eve McMurray Maxwell
Eve McMurray Maxwell, Sole Member

STATE OF Texas
COUNTY OF Collin

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Eva McMurray Maxwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of **Maxwell Holdings, LLC**, the within named bargainor, a limited liability company, and that she executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as Sole Member.

Witness my hand and official seal this the 28th day of February, 2022.

Felecia Gwendolyn Smith
Notary Public

My Commission Expires: 06/26/2022

NOTARY PUBLIC STATE OF TEXAS
FELECIA GWENDOLYN SMITH
ID NUMBER
124729115
COMMISSION EXPIRES
JUNE 26, 2022

Notarized online using audio-video communication