WARRANTY DEED

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

Karen Johnson Davidson County
Batch# 813903 DEEDWARR
03/02/2022 01:27:35 PM 2 pgs
Fees: $13.00 Taxes: $16,070.12

20220302-0023771

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 $4,343,276.53

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
601 Vosswood Trust dated February 4, 2022	New Owner	
(NAME)	(NAME)	
601 Vosswood Dr.		115 12 0 011.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ADVANCED DESIGN SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATE ROSENTHAL, TRUSTEE OF THE 601 VOSSWOOD TRUST DATED FEBRUARY 4, 2022,** 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. 163 on the Plan of West Meade Farms, Inc., Section "G" as of record in Book 1835, Page 115, Register's Office for Davidson County, Tennessee described as follows:

Beginning on the Northwesterly margin of Vosswood Drive at the Southeast corner of Lot No. 252 on the Plan of West Meade Farms, Inc., Section "H", as of record in Book 2133, Page 17, Register' s Office for Davidson County, Tennessee; thence with said drive, Southwestwardly 201.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, Northwestwardly 39.3 feet to the Northeasterly margin of West Meade Drive; thence with said drive, Northwestwardly 197.2 feet; thence North 63 degrees 07' East 166.9 feet to the South-Westerly line of Lot No. 252; thence with said line South 41 degrees 49' East 219.5 feet to the beginning.

Being the same property conveyed to JNBW Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Felix Z. Wilson, III, as Trustee of the Juanita W. Wilson Family Trust (successor in interest to the Juanita W. Wilson Revocable Living Trust dated June 10, 1994), of record in Instrument No. 20171114-0116824, in the Register's Office of Davidson County, Tennessee, dated November 02, 2017 and recorded on November 14, 2017.

Being the same property conveyed to Advanced Design Systems, LLC, a Tennessee limited liability company by Quitclaim Deed from JNBW Properties LLC, a Tennessee Limited Liability Company, bof record in Instrument No. 20220302-0023770, **in the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 601 Vosswood Dr., Nashville, TN 37205
(House Number) (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 my hand this 1st day of March, 2022.

ADVANCED DESIGN SYSTEMS, LLC

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Advancded Design Systems, LLC, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 1st day of March, 2022.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

_____
Notary Public