(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 814803 DEEDWARR
03/03/2022 11:44:14 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20220303-0024380

File #2021-782

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $485,000.00.

Affiant

Subscribed and sworn to before me on March 2, 2022.

NOTARY PUBLIC
My Commission Expires: 6/14/25

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
John J. Egan, III 1107B Summit Avenue Nashville, TN 37203	Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49546	105-05-0-542.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **UNIVERSITY HEIGHTS REALTY, INC., A TENNESSEE CORPORATION**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JOHN J. EGAN, III, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Section Eighty-Two, Edgehill Estates, of record in Book 4885, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to UNIVERSITY HEIGHTS REALTY, INC., by deed from HENRY HILL AND WIFE, MARY E. HILL, of record as Instrument No. 20060124-0008831, dated January 20, 2006, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1109 Summit Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on March 2, 2022.

Grantor:

University Heights Realty, Inc., a Tennessee corporation

By: _____

Steven W. Powers, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Steven W. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Secretary of University Heights Realty, Inc., the within named bargainor, a Tennessee corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Steven W. Powers as Secretary.

Witness my hand, at office, this 2nd day of March, 2022.

_____
Notary Public

My commission expires: 6/14/25

