WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title
10 Burton Hills Blvd., Suite 150
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 818092 DEEDWARR
03/09/2022 10:53:33 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20220309-0026930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $535,000.00.

Teresa Morgan
Affiant

Subscribed and sworn before me this 8th day of March, 2022.

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 3, 2023

Notary Public
My commission expires: June 3, 2023
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Mockingbird Title & Escrow / Teresa M. Morgan, PO Box 60711, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan Class & Brianna Class 1106 Riverside Drive Nashville, TN 37206	New Owner	08303017300

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

ANDREW AUSTIN,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JONATHAN CLASS AND BRIANNA CLASS, HUSBAND AND WIFE

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:

BEING Lot "B" in Boethius Subdivision of Lots 8, 9 & 10 in Carver's Addition in W.W. Ashworth's Subdivision of certain lots on the Plan of Brownsville, described as follows:

BEGINNING at a stake in the westerly margin of Riverside Drive, 156-2/3 feet southerly along the westerly margin of Riverside Drive from the southerly margin of Greenwood Avenue; running thence westerly along the south boundary of Lot "A" 112 feet to a stake in the easterly margin of the L & N Railroad right-of-way and measuring along the easterly margin of said right-of-way is 194 feet 4 inches southeasterly from the intersection of said right-of-way with Greenwood Avenue; thence southerly along the easterly margin of said Railroad right-of-way, 50-1/3 feet to a stake; thence easterly 106 feet to a stake

in the westerly margin of Riverside Drive; thence along the westerly margin of Riverside Drive, northerly 46-2/3 feet to the beginning.

Being the same property conveyed to Andrew Austin by Warranty Deed from Theresa N. Cartwright dated August 16, 2021 and recorded on August 17, 2021, of record in Instrument No. 20210817-0110856, Register's Office for Davidson County, Tennessee.

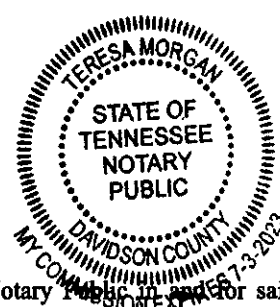
This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) 2021 Davidson County Property taxes will be paid at closing; 3) All easements of record, including but not limited to the Grant of Appurtenant Easement and Shared Driveway Agreement of record in Book 10492, Page 812, said Register's Office; 4) All visible easements, including but not limited to that of record in Instrument No. 20140114-0003779, said Register's Office; 5) All matters appearing on the plan of record, including by not limited to those of record in Book 21, Page 9 and any amendment thereof; 6) All applicable government and zoning regulations.

This is improved property known as **1106 Riverside Drive, Nashville, Tennessee 37206**

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 8th day of March, 2022.

BY: _____
ANDREW AUSTIN



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Teresa Morgan, a Notary Public in and for said County and State, the within named Andrew Austin, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained of his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 2022.

_____
NOTARY PUBLIC

My commission expires: 7/3/2023