Karen Johnson Davidson County
Batch# 821116 DEEDWARR
03/14/2022 08:03:30 AM 4 pgs
Fees: $23.00 Taxes: $105.51
20220314-0029046

WHEN RECORDED RETURN TO:
Allied Servicing Corporation
3019 N Argonne Rd
Spokane Valley WA 99212

ACCOUNT REFERENCE: 20024346/Haynes

STATUTORY WARRANTY DEED

THE GRANTOR, Julian Holdings LLC, whose mailing address is 108 Surrey Rd, Melrose Park PA 19027, for and in consideration of Land Sale Contract, conveys and warrants to **William Haynes**, whose address is 630 Lane Dr, Nashville TN 37207, the following described real estate, situated in the County of Davidson, State of Tennessee, together with all after acquired title of the grantor therein:

BEING THE SOUTHERLY 33 FEET OF LOT NO. 29 ON MAP OF W.H. BUTLER'S SUBDIVISION, AS OF RECORD IN BOOK 57 PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT 29 FRONTS 33 FEET ON THE WESTERLY SIDE OF 6TH AVENUE NORTH, FORMERLY BUTLER STREET, AND RUNS BACK BETWEEN PARALLEL LINES 145.6 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BELINDA A. PATTERSON, BY QUITCLAIM DEED FROM VERNON R. RANSON, AND WIFE, VIRGINIA L. RANSON, DATED MAY 12, 1999 RECORDED MAY 27, 199, OF RECORD IN BOOK 11497, PAGE 964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Tax Parcel No. 081-07-0-222.00
Property Address: 1815 16th Avenue N, Nashville TN 37208
Total Consideration Paid: $28,517.23

This Deed is given in fulfillment of that certain UNRECORDED Land Sale Contract between, Vaughn Street LLC, as sellers and, William Haynes, as purchaser, dated October 14, 2009, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract. This deed is further given subject to those encumbrances, easements, restrictions and reservations of record and described in, referred to or contemplated by the terms of said real estate contract.

Prior Deed Reference : Recorded 7/25/2019 Doc#20190725007341 9

Dated and executed: 2/7, 2022

Julian Holdings LLC

By: Gail Greenberg, Managing Member

STATE OF ~~PENNSYLVANIA~~ Louisiana)
) ss
COUNTY OF Orleans)

On Feb. 7, 2022, before me, the undersigned, a Notary Public in and for the State of ~~Pennsylvania~~ Louisiana, duly commissioned and sworn, personally appeared Gail Greenberg, Managing Member of Julian Holdings LLC, the individual that executed the foregoing instrument, and acknowledged that he signed the said instrument of his free and voluntary act and deed of said individual, for the uses and purposes therein mentioned, and on oath stated that he is authonzed to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of ~~Pennsylvania~~ Louisiana
Expiration date: life

IAN G FISHER NOTARY PUBLIC BAR NO 33632 STATE OF LOUISIANA

Prepared By.
Melissa M Bolling
Allied Servicing Corporation
3019 N Argonne Rd
Spokane Valley WA 99212

Forward Tax Statements to:
Willie Haynes
630 Lane Dr
Nashville TN 37207

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $28,517.23, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Julian Holdings LLC

Gail Greenberg, Managing Member

STATE OF ~~PENNSYLVANIA~~ Louisiana)
) ss
COUNTY OF Orleans)

On Feb. 7, 2022, before me, the undersigned, a Notary Public in and for the State of ~~Pennsylvania~~ Louisiana, duly commissioned and sworn, personally appeared **Gail Greenberg, Managing Member of Julian Holdings LLC**, the individual that executed the foregoing instrument, and acknowledged that he signed the said instrument of his free and voluntary act and deed of said individual, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of ~~Pennsylvania~~ Louisiana
Expiration date: life

IAN G FISHER
NOTARY PUBLIC
BAR NO 33832
STATE OF LOUISIANA

Tennessee Certification of Electronic Document

I, Melissa M Bolling, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/7/2022 (date of document).

Affiant Signature

2/15/2022
Date

State of Washington

County of Spokane

Sworn to and subscribed before me this 15 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-8-2023

NOTARY'S SEAL

TARIA HOLCOMB
NOTARY PUBLIC
State of Washington
License # 206382
My Commission Expires March 8, 2023