Karen Johnson Davidson County
Batch# 822287 DEEDWARR
03/15/2022 08:26:01 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20220315-0029762

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hamzah Whatley and Katherine Whatley	Bank of Tennessee	Parcel ID: 071-15-0-378.00-000
(NAME) 1200 Meridian Street	(NAME) 301 E Center St.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Galactic Infill, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hamzah Whatley and Katherine Whatley, 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:

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. 148 on the Plan of The Benedict Land Company's Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 148 fronts 50 feet on the Westerly side of Meridian Street and runs back between parallel lines, along the Northerly Margin of Scott Avenue, 173 ½ feet to an alley.

Being the same property conveyed to Talinda Wilkerson and Samuel Wilkerson, By Warranty Deed from Charles King, an unmarried person dated June 07, 2002 recorded June 12, 2002, of record as Instrument No. 20020612-0071510 Register's Office for Davidson County, Tennessee.

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
JM-VRES-22-1209

Also being the same property conveyed to Galactic Infill, LLC, a Tennessee Limited Liability Company, By Warranty Deed from Talinda Wilkerson and Samuel Wilkerson, wife and husband dated June 21, 2021 recorded June 24, 2021, of record as Instrument No. 20210624-0085255 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1200 Meridian Street, Nashville, TN 37207

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 our hands this 10 day of March, 2022

Galactic Infill, LLC

BY: Sumant Joshi, Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Galactic Infill, LLC, a Tennessee Limited Liability Company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of March, 2022.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024