Karen Johnson Davidson County
Batch# 825893 DEEDWARR
03/22/2022 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20220322-0032581

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/11/2022. NOTARY PUBLIC MY COMMISSION EXPIRES 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3080

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Anthony Gulley and Rachel Gulley		092-10-0-115.00
2929 Torbett Street		
Nashville, TN 37209		

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

Apex Builders, LLC, a Tennessee limited liability company

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

Anthony Gulley and Rachel Gulley, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Lots 75 on the Plan of T.M. Steger's Clifton Pike Subdivision of the Barrow Place, of record in Plat Book 421, Page112, 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 Nos. 75 fronts 40 feet each on the South side of West Hill St. and said Lots Extend back Southerly between parallel lines 125 feet to an Alley in the rear.

Being the same property conveyed to Shirley Crawford and Maurice Pinson, both unmarried by Warranty deed from Corinthian Baptist Church of record in Book 10279, page 108, Register's Office for Davidson County, Tennessee, dated November 22, 1996 and recorded on December 03, 1996.

Being the same property conveyed to Maurice Pinson, unmarried by Quitclaim deed from Shirley Crawford and Maurice Pinson, both unmarried of record in Instrument No. 20020905-0107480 Register's Office for Davidson County, Tennessee, dated August 16, 2002 and recorded on September 05, 2002.

Being a portion of the same property conveyed to Apex Builders, LLC by Warranty deed from Maurice A. Pinson, Sr., married of record in Instrument No. 20210429-0057236 Register's Office for Davidson County, Tennessee, dated April 23, 2021 and recorded on April 29, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2929 Torbett Street Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on March 11, 2022.

Apex Builders, LLC, a Tennessee Limited Liability Company

By: _____
James Randell Cherry, Jr, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared James Randell Cherry, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Apex Builders, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this March 11, 2022.

_____
Notary Public

My Commission Expires: 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

File #: 2022-3080

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 3/11/2022.

Affiant Signature

3/11/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/11/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON