WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-24-2023

(AFFIX SEAL)

April G. Nichols State of Tennessee Notary Public Williamson County

JM-RMX-22-1422

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ruth M. Feeman and James M. Feeman	**NEW OWNER**	
(NAME)	(NAME)	**083-02-0-140.00**
1422 Benjamin St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **AECE BUILDING SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUTH M. FEEMAN AND JAMES M. FEEMAN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 20 and a Southeast triangular strip off of Lot No. 19 on the map of the Subdivision of part of the Weakley Home Place of record in Book 421, page 36 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Beginning at a point in the Southerly margin of Benjamin Avenue, at the corner of Lots 20 and 21; thence with the line between lots, Southerly 132 feet to the North margin of an alley; thence with the margin of said alley, Westerly 52.4 feet to a point, which is 2.14 feet West of the common corner of Lots 19 and 20; thence Northeasterly 115 feet more or less to a point in the common line between Lots 19 and 20;said point being 115 feet North of the North margin of an alley as measured along the line of said lots; thence with the line between said lots, Northerly 17.5 feet to the Southerly margin of Benjamin Avenue; thence with the margin off the same, Easterly 50 feet to the point of beginning.

Being the same property conveyed to AECE Building Services, LLC , a Tennessee Limited Liability Company by Warranty deed from Music City Holdings LLC a Texas Limited liability Company of record in Instrument No. 2021101-90140436 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on October 19, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 421, Page 36, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1422 Benjamin St., 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 833772 **DEEDWARR**
04/04/2022 09:44:01 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220404-0038473

Witness my/our hand(s) this the 28th DAY OF MARCH, 2022.

AECE Building Services, LLC

BY: _____
Illinoius Christian
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ILLINOIUS CHRISTIAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of AECE BUILDING SERVICES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212