WARRANTY DEED

Karen Johnson Davidson County
Batch# 834606 DEEDWARR
04/05/2022 11:36:23 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20220405-0039219

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

M. M. Desai
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

O-AR-22-823-825

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)
ADP Developers, LLC	New Owners	
(NAME)	(NAME)	**092-07-0-140.00** **092-07-0-139.00**
427 Fannis Circle		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **CAPITAL INVEST, LLC., A 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 **ADP DEVELOPERS, LLC,** 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:

Affects to Parcel: 092-07-0-139.00

Land in Davidson County, Tennessee, being the Easterly 64 feet of Lot 12 on the Plan of Dr. J.B. Davis Subdivision of record in Plat Book 161, Page 123, in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 12 fronts 33.2 feet on the West side of 21st Avenue North (formerly Tweed Street) and runs back between parallel lines 64.0 feet on the North line and 64.2 feet on the South line to the right of way line of T.C.R.R. which measures 33.2 feet thereon, in accordance with survey and plat by Hickerson Miller, dated July 15, 1995.

Affects to Parcel: 092-07-0-140.00

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 11 and the Easterly part of the Northerly 8.8 feet of Lot No. 10 on the Plan of J.B. Davis Subdivision of record in Book 161, Page 123, Register's Ofice for said County. Said part of lots front together 42 feet on the West side of 21st Avenue North and runs back between parallel lines 64.2 feet on the North line and 66.5 feet on the south line to the right of way line of the Tennessee Central Railroad and being more fully described as follows:

BEGINNING at a stake in the Westerly margin of 21st Avenue North, said stake being located at S 8 degrees 30 minutes E, 33.2 feet from the Southerly margin of Herman Street, running thence S 8 degrees 30 minutes E, 42 feet to a stake passing the original corner of Lots 10 and 11 at 33.2 feet, running thence N 81 degrees 30 minutes 66.5 feet to a stake in the R. W. Line of Tennessee Central Railroad; thence with said right of way line Northerly 42 feet to a stake passing original corner of Lots Nos. 10 and 11 at 8.8 feet, running; thence N 81 degrees 30 minutes E 64.2 feet to the beginning.

Being the same property conveyed to Capital Invest, LLC, a Tennessee limited liability company by Warranty Deed from Richard Hill of record in Instrument No. 20200102-0000404 Register's Office for Davidson County, Tennessee, dated December 27, 2019 and recorded on January 02, 2020.
(As to Parcel 092-07-0-140.00)

Being the same property conveyed to Capital Invest, LLC, a Tennessee limited liability company by Warranty Deed from Macario M. Lacap and wife, Remedios Lacap of record in Instrument No. 20200124-0008902 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 24, 2020.
(As to Parcel 092-07-0-139.00)

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 123, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **823 & 825 21st Ave N, Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 25 DAY OF MARCH, 2022.

Capital Invest, LLC, a Tennessee limited liability company

BY:_____
Aziz Ashurov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AZIZ ASHUROV, 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 of CAPITAL INVEST, LLC., A A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

JEFFERSON ADAM H. DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025

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