Karen Johnson Davidson County
Batch# 837472 DEEDWARR
04/08/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220408-0041466

PREPARED BY (AND RETURN TO):
Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62432
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
2nd Ave. S. Ventures, LLC 1229 2nd Ave South Nashville, TN 37210	same

TAX MAP PARCEL NUMBERS: 10507043400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chase W. Tarkenton and Christine Tarkenton, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **2nd Ave. S. Ventures, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 12 and the South 12 feet of Lot No. 10 that joins Lot No. 12 on the Plan of Lots No. 2 Belonging to John Lumsden of record in Plat Book 57, page 116, in the Register's Office for Davidson county, Tennessee.

Said Lot No. 12 together with the above mentioned South part of Lot No. 10 contain 37 feet, more or less, and front on the West side of 2nd Avenue South, formerly South Market Street, beginning on the Northwest corner of Gray and 2nd Avenue South and running back westwardly between parallel lines 116 feet and 10 inches, more or less, to an alley.

Being the same property conveyed to Chase W. Tarkenton and Christine Tarkenton, husband and wife, by Warranty Deed from AHN Develops Nashville, LLC dated September 21, 2018 and recorded on September 24, 2018, of record in Inst. No. 20180924-0094509, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 116, said Register's Office.

This is improved property, known as 1313 2nd Avenue South, Nashville, TN 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of April, 2022.

Chase W. Tarkenton **Christine Tarkenton**

State of Tennessee

County of Davidson

On this 1st day of April, 2022, before me the undersigned authority, personally appeared Chase W. Tarkenton and Christine Tarkenton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Sworn and subscribed before me this 1st day of April, 2022.

Notary

My Commission Expires: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 1st day of April, 2022.

Affiant Signature
Date 04/01/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

