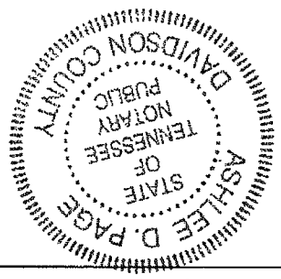
Karen Johnson Davidson County
Batch# 838816 DEEDWARR
04/13/2022 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220413-0042551

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Purple Doors LLC	SEND TAX BILLS TO: PURPLE DOORS LLC	MAP-PARCEL NUMBERS
(NAME) 320 11th Ave S Apt 451	(NAME) 320 11th Ave S, Apt 451	07115035400
(ADDRESS) Nashville, TN 37203-4075	(ADDRESS) Nashville, TN 37203-4075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kyne Marshall, a married man** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Purple Doors LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 88 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.88 fronts 50 feet on the Westerly side of Meridian Street and runs back between parallel lines, along the Northerly Margin of Scott Avenue, 173 3/4 feet to an alley.

Being the same property conveyed to Kyne Marshall, married by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20130107-0001948 Register's Office for Davidson County, Tennessee, dated January 04, 2013 and recorded on January 07, 2013. (Value of consideration shown in aforementioned deed $52,100.00.) See also Final Decree of Divorce between Karen A. Marshall and Kyne Marshall, divesting any interest from Karen A. Marshall, recorded on September 30, 2014 in Instrument No. 20140930-0090016.

Grantor warrants that the above described property is used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1212 Stockell St. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28th day of March, 2022.

Kyne Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kyne Marshall**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2022.

Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 3/28/22.

Affiant Signature

3/28/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of March, 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25