This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16005-MC

Karen Johnson Davidson County
Batch# 840168 DEEDWARR
04/14/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20220414-0043739

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2022.

Notary Public
My Commission Expires: 11/6/24

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Mesh Development LLC<br>355 South Hartmann Dr.<br>Lebanon, TN 37087 | BankTennessee<br>1125 West Poplar Avenue<br>Collierville, TN 38017 | 105-08-0-240.00 |

## GENERAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Clem Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mesh Development LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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 Nos. 8 and 9 on the map of the subdivision of Lot No. 1 of the Mallory Plan called John T. Ferris plan as of record in Book 161, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 52.8 feet on the Westerly side of Fourth Avenue, South, formerly Cherry Street, and extends back 79 feet on the Northerly line with the Southern margin of Hamilton Avenue and 109.5 feet on the Southerly line to an alley measuring 41.6 feet thereon.

Said Lot No. 9 fronts 52.8 feet on the Westerly margin of Fourth Avenue, South and runs back between parallel lines 109.5 feet more or less to an alley.

Being the same property conveyed to Clem Properties, LLC, by Warranty Deed from Bonnie L. Cash, an unmarried woman, of record in Instrument No. 20191021-0107369 in the Register's Office of Davidson County, Tennessee, dated October 18, 2019, and recorded on October 21, 2019.

This is ☒ improved or ☐ unimproved property located at: **1529 4th Avenue South, Nashville, TN 37210**



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This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 8th day of April, 2022.

GRANTOR:

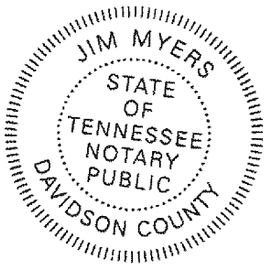
Clem Properties, LLC, a Tennessee Limited Liability Company

By: _____
Derrell Clem, Chief Manger

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Derrell Clem, Chief Manger** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Chief Manger of Clem Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of April, 2022.




_____
Notary Public
My Commission expires: 11-6-2024



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Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 April 8, 2022.

Storey Carver
Affiant Signature

4/8/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of April 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

