BOX 10-B

Karen Johnson Davidson County
Batch# 848760 **DEEDWARR**
04/29/2022 03:01:32 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220429-0050252

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 28 DAY OF APRIL, 2022

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
325 54TH AVENUE LLC	**SAME**	**091-14-0-238.00**
(NAME) **5105 ALABAMA AVE.**		
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROBIN E. DOLAN AND WIFE, BONNIE H. DOLAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **325 54TH AVENUE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 1, as shown on the map entitled Dolan Subdivision, of record in Plat Book 6200, Page 853, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH all Easement rights contained in the Easement, of record in Book 7810, Page 90, Register's Office for said County.

Being a portion of the same property conveyed to ROBIN E. DOLAN AND WIFE, BONNIE H. DOLAN, by deed from Lois Marie Hamm, Virginia Dare Roberts, Jewel Maxine Kelley and John Mays, devisees under the will of Nannie Ruth Wilson, deceased, of record in Book 6540, Page 513, dated April 19, 1985, as corrected in Book 6735, Page 234, dated December 10, 1985, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6200, Page 583; Sanitary Sewer Easements of record in Book 3645, Page 228, Book 4008, Page 232, Book 5820, Page 255, Book 8698, Page 699, Book 8896, Page 562; Easement for Building Encroachment of record in Book 7810, Page 90; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **325 54TH AVE. NORTH, NASHVILLE, TN 37209**
(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 our hands this 28 day of April, 2022.

Robin E. Dolan

ROBIN E. DOLAN

Bonnie H. Dolan

BONNIE H. DOLAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robin E. Dolan and wife, Bonnie H. Dolan**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of April, 2022.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public