WARRANTY DEED

Karen Johnson Davidson County
Batch# 852707 DEEDWARR
05/09/2022 01:55:56 PM 2 pgs
Fees: $13.00 Taxes: $1,169.20

20220509-0053018

T-TAG-22-015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-3-2026
(AFFIX SEAL)

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2026

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)
15 MCSHEPARD LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**105-04-0-142.00**
601 Park Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **15 SHEPARD STREET, LLC, 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 **15 MCSHEPARD LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being parts of Lots No. 28 and 30 on the Plan of Trimble Addition to South Nashville, of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee, and described according to a survey made 24, 1929, by Erle Drake, County Surveyor, as follows:

Beginning on the Southerly margin of Tennessee Street, of Shepherd Street, 100 feet Westerly from the Westerly margin of John Street, running thence Southwardly and parallel with John Street, 90 feet to the Northerly margin of an alley; thence Westwardly with the Northerly margin of said alley 50 feet; thence Northwardly parallel with John Street 90 feet to the Southerly margin of Tennessee Street or Shepherd Place; thence Easterly with Southerly margin of said Street 50 feet to the beginning.

Being the same property conveyed to 15 Shepard Street, LLC, A Tennessee limited liability company by Warranty deed from Invest-in-615, LLC, a Tennessee limited liability company of record in Instrument No. 20170919-0095695 Register's Office for Davidson County, Tennessee, dated September 14, 2017 and recorded on September 19, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170908-0092302, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **15 Shepard Street, Nashville, Tennessee 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(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 9th DAY OF MAY, 2022.

15 Shepard Street, LLC, A Tennessee limited liability company

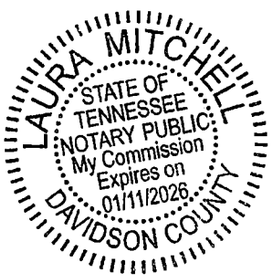
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of 15 SHEPARD STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of May, 2022.

_____
Notary Public
My Commission Expires: 1/11/26
(SEAL)



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