WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-9-2024

BS-FRP-22-1004

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)
1004 Virginia Ave, LLC	**New Owner**	
(NAME)	(NAME)	**061-11-0-146.00**
616 Comet Driv		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **ARTEMIS DEVELOPMENT LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1004 VIRGINIA AVE, 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 the Westerly 40 feet of the Easterly 80.5 feet front and the Westerly 40.5 feet of the Easterly 83.5 feet rear of Lot No. 30, on the plan of George Burrus Subdivision of Lot No. 81 of the Maplewood Home Tract, of record in Book 421, Page 178, Register's office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the South side of Virginia Street or Avenue and runs back between lines 243.8 feet on the Easterly line and 246.1 feet on the Westerly line to the North line of Lot No. 13 on which it measures 40.5 feet.

Being the same property conveyed to Artemis Development LLC by Warranty deed from Maggie Conner, as a single woman of record in Instrument No. 20200924-0109550 Register's Office for Davidson County, Tennessee, dated September 22, 2020 and recorded on September 24, 2020.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 178, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1004 Virginia Ave., Nashville, Tennessee 37216**.

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.

Karen Johnson Davidson County
Batch# 853182 **DEEDWARR**
05/10/2022 12:33:52 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20220510-0053393

Witness my/our hand(s) this the 5th DAY OF MAY, 2022.

Artemis Development LLC

BY: _____

Jeffrey Eckinger
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY ECKINGER, 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 SOLE MEMBER of ARTEMIS DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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