BOX #14

G#35557-2

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17422-AP

Karen Johnson Davidson County
Batch# 853487 DEEDWARR
05/11/2022 10:42:06 AM 2 pgs
Fees: $13.00 Taxes: $5,024.60

20220511-0053833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,358,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2022.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thatcher Heumann Elite Paul 902 S 12th St Nashville, TN 37206	"New Owners"	094-01-0-159-00

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, **Southern Spaces, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thatcher Heumann, an unmarried man and Elite Paul, an unmarried woman, as joint tenants with rights of survivorship**, 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:

Situated in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 1 in Haynie's Central Park Plan, as of record in Book No. 161, Page 116, Register's Office for Davidson County, Tennessee; fronting 30.5 feet on the westerly side of South 12th Street, East Nashville, Tennessee and running back 155.9 feet on the south line and 150 feet more or less on the north line to an alley, on which it measures 30 feet.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Diana Jones, a single person, dated November 10, 2020, recorded November 12, 2020, of record in Instrument No. 20201112-0133055, Register's Office for Davidson County, Tennessee.

This is improved property located at: **902 South 12th Street, Nashville, TN 37206**

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.

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 10th day of May, 2022.

GRANTOR:

Southern Spaces, LLC,
a Tennessee Limited Liability Company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, 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 Manager of Southern Spaces, 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 10th day of May, 2022.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

_____
Notary Public
My Commission expires: 3-6-2024