WARRANTY DEED

Karen Johnson Davidson County
Batch# 853931 DEEDWARR
05/12/2022 08:34:34 AM 2 pgs
Fees: $13.00 Taxes: $752.95

20220512-0054344

W-PM-22-708

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-19-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/19/24

(AFFIX SEAL)

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)
Infusion Properties LLC	**New Owner**	
(NAME)	(NAME)	**082-06-0-056.00**
PO Box 23096		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(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, **VINCE E. HERSEY, AS TO HIS 50% INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INFUSION PROPERTIES 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 Lot No. 3 on the Plan of the Nashville Housing Authority Subdivision, Number One of record in Plat Book 3700, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 55.0 feet on westerly margin of Joseph Avenue and runs back between parallel lines measuring 145.0 feet on each line to a dead line in the rear measuring 55.0 feet thereon.

Being the same property conveyed to Lizzie R. Williams and Vince E. Hersey by Warranty Deed from Ruth Ellen Blakely, a widow of record in Book 7000, page 635, Register's Office for Davidson County, Tennessee, dated September 30, 1986 and recorded on October 06, 1986.

This instrument is being executed and recorded simultaneously with Administrators Deed from Peggy D. Mathes, Administrator of the Estate of Lizzie R. Williams, as to 50% interest.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3700, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3368, Page 23 amended in Book 3994, Page 934, in the 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: **708 Joseph Avenue, Nashville, Tennessee 37207**.

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 6th DAY OF MAY, 2022.

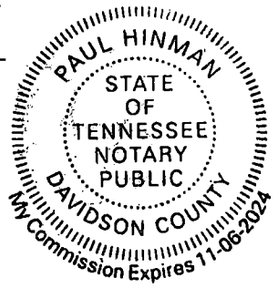
Vince E. Hersey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VINCE E. HERSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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