RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 862195 DEEDWARR
05/25/2022 09:50:50 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220525-0060486

JM-C-22-327

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Catherine Clearwater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-8-24

(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)
Shelby Erin Lowe and Christopher George Norton	**NEW OWNER**	
(NAME)	(NAME)	**071-11-113.00**
327 Marshall St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **SOUTHERN STATES PROPERTY, 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 **SHELBY ERIN LOWE AND CHRISTOPHER GEORGE NORTON, WIFE AND HUSBAND,** 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 half of Lot No.32 on the Plan of Trinity Heights Addition, as of record in Book 161, Page 38 Register's Office for Davidson County, Tennessee. Said part of Lot 32 fronts 50 feet to the Northerly side of Marshall Avenue and runs back between parallel lines of 150 to an alley.

Being the same property conveyed to Southern States Property, LLC, a Tennessee limited liability company by Warranty deed from Charles Michael Rinne of record in Instrument No. 20160422-0039464 Register's Office for Davidson County, Tennessee, dated April 11, 2016 and recorded on April 22, 2016.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 161, Page 38, 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: **327 Marshall St, 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 23rd DAY OF MAY, 2022.

Southern States Property, LLC

BY: _____
Philip Rykwalder
Sole Member

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP RYKWALDER, 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 SOUTHERN STATES PROPERTY, 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 23rd of May, 2022.

_____
Notary Public
My Commission Expires: 02/18/2024
(SEAL)

DONNA BRAGDON
My Notary ID # 132361763
Expires February 18, 2024

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