WARRANTY DEED

Karen Johnson Davidson County
Batch# 866065 DEEDWARR
06/01/2022 02:48:53 PM 2 pgs
Fees: $13.00 Taxes: $10,360.00

20220601-0063386

JM-EXP-22-1120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(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)
1120 Investments, GP	**NEW OWNER**	
(NAME)	(NAME)	**105-03-0-024.00**
1233 Otter Creek Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CHRIS G. HARMON AND WIFE, SHARON K. HARMON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1120 INVESTMENTS, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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:

Tract 1:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 6 in W. W. Sullivan's Plan of Lots, of record in Book 8, page 147, Register's Office for Davidson County, Tennessee, being a subdivision of Lots Nos. 2,3,4, and part of Lot No. 1 in Nelson's Plan, and described as follows: Beginning on the Easterly margin of Fourth Avenue, South (formerly Cherry Street) at the Southeast corner of a part of said Lot No. 6, formerly owned by John J. Rucker; thence with said Rucker's Southerly line, Eastwardly 120 feet, more or less, to the Westerly margin of an alley; thence with said alley, Southwardly 30 feet, more or less to the Northeast corner of a part of said Lot No. 6, formerly owned by Ella Lee Gatlin; thence with said Gatlin's Northerly line, Westwardly 120 feet, more or less, to the Easterly margin of Fourth Avenue South; thence with said avenue, Northerly 30 feet, more or less, to the beginning.

Tract 2:

Land in said County and State, being the Southerly part of lot No. 6 and the Northerly part of lot No. 7 in W. W. Sullivan's Plan of lots, as of record in Book 8, Page 147, Register's Office for said County, being a subdivision of lots Nos. 2, 3, 4 and part of lot No. 1 in Nelson's Plan, described as follows:

Beginning on the Easterly margin of Fourth Avenue South, formerly Cherry Street at the Southwest corner of a part of said lot No. 6 conveyed to Sam Webb, by deed from Bettie Brown, et al, of record in book 739, page 343, said Register's Office; thence with his Southerly line Easterly 120 feet, more or less, to the Westerly margin of an alley; thence with said alley Southerly 63 feet to the Northeast corner of a part of said lot No. 7 conveyed to L. Hershkovitz, by deed from T. F. Squires and wife, of record in Book 767, Page 254, said Register's Office; thence with the Northerly line of said Hershkovitz lot Westerly 120 feet, more or less, to the Easterly margin of 4th Avenue South; thence with the Easterly margin of said Avenue Northerly 63 feet to the beginning.

Being the same property conveyed to Chris G. Harmon and wife Sharon K. Harmon by Warranty deed from William D. Epley, pursuant to the Agreed Judgment against Michael R. Anderson and Order Regarding Sale of Property entered 11/03/2000 by Hon Todd J. Campbell, Judge of the United States District Court for the Middle District of Tennessee at Nashville, in Case No. 3-98-0676 C of record in Instrument No. 20010301-0019012 Register's Office for Davidson County, Tennessee, dated February 20, 2001 and recorded on March 01, 2001.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.

- Plan of record in Plat Book 2, Page 182 and Plat Book 8, Pages 144-145, 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: **1120 4th Ave. S, 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 ~~27th~~ 25th DAY OF MAY, 2022.

Chris G. Harmon

Sharon K. Harmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS G. HARMON, 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 ~~27th~~ 25th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON K. HARMON, 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 ~~27th~~ 25th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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