Karen Johnson Davidson County
Batch# 869677 DEEDWARRSP
06/10/2022 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20220610-0066556

SPECIAL WARRANTY DEED

STATE OF TENNESSEE. COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000 00

Affiant

Subscribed and sworn to me on 3 day of June. 20

NOTARY PUBLIC

My Commission Expires 1-3-2023

SAMANTHA KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY
Jeremy H. Cherry
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #. 35024

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Vulfpeck, GP 2610 Westwood Drive Nashville, TN 37204	Vulfpeck, GP 2610 Westwood Drive Nashville, TN 37204	119-14-0-368.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MITCHELL D. WHITSON, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **VULFPECK, GP**, a Tennessee general partnership hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Subdivision 3010 Tuggle Avenue as of record in Instrument 20201110-0132523, Register's Office for Davidson County, to which reference to said plat is made for a more complete and accurate description.

Being the same property conveyed to Mitchell D. Whitson, unmarried, by Quitclaim Deed from PIE, LLC, a Tennessee limited liability company, of record in Instrument No. 20201228-0153777 Register's Office for Davidson County, Tennessee, dated December 22, 2020 and recorded on December 28, 2020.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantees.
2. Easements of record in Book 4269, Page 212, in the Register's Office for Davidson County, Tennessee.
3. Deed of Conveyance of record in Book 8377, Page 892, in the Register's Office for Davidson County, Tennessee.
4. Subject to all matters as disclosed on plat of record in Book 1130, page 90 and Book 4350, page 51 and Book 1, page 442, Chancery Court.
5. Subject to easements, if any, in that portion of Tuggle Avenue and Morton Avenue as contained in the legal description of record.
6. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20201110-0132523, Register's Office for Davidson County, Tennessee.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.

This property is also known as unimproved property located at 0 Tuggle Avenue, Nashville, TN 37211.

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 hand this 3rd day of June, 2022.

MITCHELL D. WHITSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mitchell D. Whitson, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 3rd day of June, 2022.

Notary Public, State of Tennessee

My Commission Expires: 1-3-2023

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

Tennessee Certification of Electronic Document

I, Samantha King, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-3-2022.

Affiant Signature

6-3-2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/22/2023

NOTARY'S SEAL

