Karen Johnson Davidson County
Batch# 869910 DEEDWARR
06/13/2022 10:49:44 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20220613-0066859

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $320,000.00

Affiant

Sworn to and subscribed before me this 9th day of June, 2022.

Notary Public
My Commission Expires:

File 22-5043

MARY O'QUCIECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-24-2023

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Kelsey Nash and Elizabeth Nash			
217 Eastmoreland St. Unit B	0 Robb Road	New Owner	060-07-0-120.00
Nashville, TN 37207	Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Liquid Property Group LLC a Delaware limited liability company,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Kelsey Nash and Elizabeth Nash, husband and wife** (Grantees), their heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Westerly part of Reserved Parcel I, Hillhurst Acres, Section 3 of record in Book 2331, Page 86, Register's Office.

Beginning at a concrete monument in the Westerly margin of Robb Road, the Northeasterly corner of Lot 55; thence leaving said road, and along the Northerly line of said Lot 55 Westerly 205.4 feet to a concrete monument, the Northeasterly corner of Lot 54; thence in a Northeasterly direction with the rear line of said Lot 54, 219.4 feet to a concrete monument; thence Northerly 52.9 feet to a concrete monument, the common rear corner of Lot 53 and the herein described tract; thence South 83 degrees 12 minutes East 282.4 feet to a concrete monument; thence continuing with the Northerly line of the herein described tract 56.0 feet to an iron pin, the Northwesterly corner of a tract of land conveyed to City of Nashville in Book 2480, Page 495, and corrected in Book 2496, Page 88; thence Southerly 140 feet to an iron pin in the Northwesterly corner of Lot 69, the Southwesterly 25 feet, more or less, to approximate center line of the terminus of Robb Road as evidenced in Book 2331, Page 86, in Register's Office Davidson County; thence Northerly with the centerline of said road, 9.9 feet to a point; thence Southwesterly 25 feet more or less to a concrete monument, the point of beginning.

Contained within the herein described tract is a 50-foot easement for ingress and egress along the Easterly line which is Robb Road extended as of record in Book 2331, Page 86, Register's Office.

Being the same property conveyed to Liquid Property Group LLC by Warranty Deed from Rodderick Simpson, married, of record in Instrument No. 20220613-0066858 Register's Office for Davidson County, Tennessee, dated June 9, 2022 and recorded on June 13, 2022.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
Taxes for the year 2022, a lien not yet due and payable, and all subsequent years.
All matters shown on the Plan of record in Plat Book 2331, Page 86, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2485, Page 306, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8 day of June, 2022.

Liquid Property Group, LLC
a Delaware limited liability company

By: _____
John Tiffin, Sole Member

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, John Tiffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the sole member of Liquid Property Group, LLC, a Delaware limited liability company and who further acknowledged that he is authorized by said company to execute the within instrument as sole Member of the company

WITNESS my hand and official seal this 8 day of June, 2022.

RUSSELL D DUZA
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 219959
My Commission Expires 2/7/2026

_____
NOTARY PUBLIC
My Commission Expires: _____