Karen Johnson Davidson County
Batch# 869993 DEEDWARR
06/13/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20220613-0066968

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210434591**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2022. Notary Public My Commission Expires: 6/19/2023

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

WARRANTY DEED

Address New Owner: Michael J. Gaughan, Jr. 2008 9th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-07-0-153.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1707 Ashwood LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael J. Gaughan, Jr., an unmarried man and Robert L. McBryde, an unmarried man, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 10 feet of Lot No. 20 and the Northerly 20 feet of Lot No. 21 in the Subdivision of Lot No. 9 in Owen's Buena Vista Plan of Lots, as of record in Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said parts of Lots No. 20 and 21 adjoin and front together 30 feet on the Easterly side of 9th Avenue North, formerly Buena Vista Pike, and extends back between parallel lines 180 feet, more or less, to an alley.

Being the same property conveyed to 1707 Ashwood LLC, a Tennessee limited liability company by Quitclaim deed from JBT Construction, LLC, a New Jersey limited liability company of record in Instrument No. 20210225-0023567 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on February 25, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210422-0054222 and Affidavit recorded in Instrument Number 20210423-0054624, on April 23, 2021, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant,

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 2008 9th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2022.

1707 Ashwood LLC

BY: _____
Jason Tidwell, Sole member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Tidwell, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole member of 1707 Ashwood LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole member.

Witness my hand, at office, this 1st day of June, 2022.

_____
Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 6/1/2022.

Jennifer A Hoffman
Affiant
Date: 6/3/2022

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Allison M. Noble
Notary Public

My Commission Expires: _____

