WARRANTY DEED

Karen Johnson Davidson County
Batch# 877928 DEEDWARR
06/27/2022 08:08:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220627-0072862

T-ROG-22-1741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant Belen Trevino

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

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)
EEG Investing, LLC	New Owner	
(NAME) **1741 24th Avenue North**	(NAME) 8120 White Creek Pike	**081-10-0-093.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Joelton, TN 37080	
(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, **CHANDLER MCCULLOUGH, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EEG INVESTING, LLC,** 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 Lot No. (s) 32, 33 and 34 on the Plan of Cobbs Subdivision of Lot No. 6 of Subdivision of Hardings Bosley Tract of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of 24th Avenue, North, at the intersection of the Westerly margin of said 24th Avenue, North, and the Northerly margin of Rose, formerly Yarbrough Street: thence with the Northerly margin of said Rose Street, Westerly 150 feet to a point in the Easterly margin of a 12 feet alley, thence with the Easterly margin of said alley, Northwestardly 50 ft to the Southwest comer of a part of Lots Nos. 32, 33, and 34 conveyed to Louise Rittenberry, by deed from Lillie Bell Santi Ham, of record in Book 1335, page 97, said Rittenberry property, Eastwardly 145 feet, more or less, to a point in the Westerly margin of said 24th Ave North, Southwardly 50 feet to the point of beginning.

Being the same property conveyed to Chandler McCullough by Quitclaim deed from HomeTrust Partners of record in Instrument No. 20100726-0058366 Register's Office for Davidson County, Tennessee, dated July 20, 2010 and recorded on July 26, 2010.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to City of Nashville of record in Book 2341, Page 263, in the Register's Office for Davidson County, Tennessee.
- Division of Weights and Measures of record in Book 4095, Page 505 and Book 4313, Page 616, in the Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1741 24th Avenue North, Nashville, Tennessee 37208**.

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 20 DAY OF JUNE, 2022.

Chandler McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANDLER MCCULLOUGH, 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 20th of June, 2022.

Notary Public
My Commission Expires:
(SEAL)



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

I Lisa Allard, 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 June 20, 2022.

Lisa Allard, Affiant June 20, 2022



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this June 20, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024