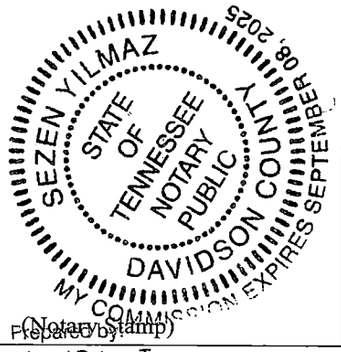
 Prepared by: (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2022. Notary Public My commission expires:

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 878781 **DEEDWARR**
06/27/2022 11:38:43 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00

20220627-0073365

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Seven and Camille Seven	**New Owner**	**103-04-0-109.00**
140 46th Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Samuel A. Alfrey, Jr., an unmarried man and John Reed Alfrey, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Camille Seven and Michael Seven, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the south 80 feet of Lot Nos. 11 and 12 of Block No. 3 on the Plan of Sylvan Park of record in Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot Nos. 11 and 12 front 80 feet on the east side of 46th Avenue North, formerly called 5th Street and runs back between parallel lines and with the north margin of Utah Avenue (formerly 7th Avenue), 110 feet to the line between lots 10 and 11 on said plat and shows 80 feet on said inner line.

Being the same property conveyed to Samuel A. Alfrey, Jr., unmarried, and John Reed Alfrey, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Samantha M. Kerwin and Taylor Tate, wife and husband, dated June 1, 2020, of record in Instrument No. 20200605-0057763, Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument No. 20210414-0049831, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 140 46th Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 23rd day of June, 2022.

Samuel A. Alfrey, Jr.

John Reed Alfrey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Samuel A. Alfrey, Jr. and John Reed Alfrey, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2022.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

File #: 22-366
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027