WARRANTY DEED

Karen Johnson Davidson County
Batch# 880309 DEEDWARR
06/29/2022 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20220629-0074783

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF _____, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arrived TN Dolly, LLC	Arrived TN Dolly, LLC	
(NAME) 1845 Meade Ave.	(NAME) 1845 Meade Ave	071 05 0 160.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NASH BROTHERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARRIVED TN DOLLY, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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 Lot No. 22 on the Map of Brooklyn Heights, E.C. Scruggs Subdivision of Lots No. 18-19-20-21-29-11 & 12 – In Brooklyn Plan, as shown by plat of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Nash Brothers, LLC, a Tennessee limited liability company, by Quitclaim Deed from Nash Brothers, LLC, a Tennessee limited liability company, of record in Instrument No. 20211202-0159622, in the Register's Office of Davidson County, Tennessee, dated October 12, 2021 and recorded on December 02, 2021.

Being the same property conveyed to Nash Brothers, LLC, a Tennessee limited liability company, by Quitclaim Deed from Nash Brothers, LLC, a Tennessee limited liability company, of record in Instrument No. 20210908-0120452, in the Register's Office of Davidson County, Tennessee, dated September 03, 2021 and recorded on September 08, 2021.

Being a part of the same property conveyed to Nash Brothers, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Glen Wallis, Unmarried, of record in Instrument No. 20210224-0023004, in the Register's Office Davidson County, Tennessee, dated February 12, 2021 and recorded on February 24, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1845 Meade Ave., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 24th day of June, 2022.

NASH BROTHERS, LLC

BY: Jim Perry Authorized Agent

JIM PERRY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Jim Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Nash Brothers, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 24 day of June, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

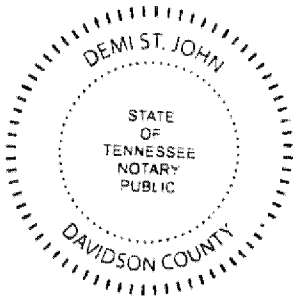
Notary Public

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $690,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson



Sworn to and subscribed before me this 24th day of June, 2022.

Notary Signature
My commission expires: NOV 3, 2025

Property Address: 1845 Meade Avenue, Nashville, TN 37207

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 24, 2022.

Steve Berneman

Date: 24th day of June, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 24th day of June, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2022-10332-TN