WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,399,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Y-CRE-22-3004

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)
Fulimare, LLC	**New Owner**	
(NAME) **3004 Belmont Boulevard**	(NAME) 3004 Belmont Blvd	**117-08-0-152.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Nashville, TN 37212	
(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, **AMY E. BUCKNER, TRUSTEE OF DOUBLE HAPPY LIVING TRUST DATED DECEMBER 22, 2011,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FULIMARE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** 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 part of Lot No. 164 on the Map of Victoria Place, as of record in Plat Book 332, Page 10, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Belmont Boulevard, 126 feet North of the margin of Clayton Avenue, said point being 4 feet North of the corner of Lots Nos. 164 and 165; thence Easterly 56 feet to a point; thence Southeasterly 42.3 feet, more or less, to a line between Lots Nos. 164 and 165; thence with the line between said lots, Easterly 56 feet to the Westerly margin of an alley; thence with the margin of same, Northerly 60 feet to the corner of Lots Nos. 163 and 164; thence with the line between said lots, Westerly 156 feet to the East line of Belmont Boulevard; thence with the margin of same, Southerly 56 feet to the point of beginning.

Being the same property conveyed to White Goat Holdings, LLC by Warranty Deed from Susan D. Clark, unmarried of record in Instrument No. 20200420-0041262, Register's Office for Davidson County, Tennessee, dated April 17, 2020 and recorded on April 20, 2020.

Being the same property conveyed to Amy E. Buckner, Trustee of Double Happy Living Trust dated December 22, 2011 by Warranty Deed from White Goat Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211124-0156453, Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 24, 2021.

This conveyance is subject to:
- 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 332, Page 10, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument Number 20200720-0079426, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3004 Belmont Boulevard, Nashville, Tennessee 37212**.

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.

Karen Johnson Davidson County
Batch# 880647 DEEDWARR
06/29/2022 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $12,579.63
20220629-0075249

Witness my/our hand(s) this the 21 DAY OF JUNE, 2022.

Double Happy Living Trust dated December 22, 2011

BY: Amy E. Buckner
Amy E. Buckner
Trustee

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY E. BUCKNER, TRUSTEE of DOUBLE HAPPY LIVING TRUST DATED DECEMBER 22, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of June, 2022.

Natasha S. Morgan
Notary Public
My Commission Expires: 3/19/2031
(SEAL)

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

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

Certificate of Authenticity

I, Elizabeth Yerger, 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 21, 2022**.

Affiant Signature

June 28, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

28th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

