Karen Johnson Davidson County
Batch# 880910 DEEDWARR
06/29/2022 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220629-0075557

ADDRESS NEW OWNER: G & N Ventures, LLC
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 10503024800

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sovereign Investments, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **G & N Ventures, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 21 ON THE PLAN OF JOHN NELSONS ADDITION, AS OF RECORD IN BOOK 2, PAGE 182, REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF 2ND AVENUE SOUTH, FORMERLY MARKET STREET, AND CHESTNUT, FORMERLY FRANKLIN, STREET; THENCE WITH THE WESTERLY MARGIN OF 2ND AVENUE SOUTH, SOUTHWARDLY 62 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO M.E. BRYANT BY DEED FROM S.C. RAWLS OF RECORD IN BOOK 139, PAGE 311, SAID REGISTERS OFFICE; THENCE WITH SAID BRYANTS NORTHERLY LINE, WESTWARDLY 125 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 62 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF CHESTNUT STREET THENCE WITH SAID STREET EASTWARDLY 125 FEET, MORE OR LESS, TO THE BEGINNING.

SAID PROPERTY HAS A COMMON ADDRESS OF 215 CHESTNUT STREET AKA 1203 2ND AVE. S, NASHVILLE, TN 37210 WITH A MAP & PARCEL OF 10503024800.

BEING THE SAME PROPERTY CONVEYED TO SOVEREIGN INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY, FROM JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, A NATIONAL ASSOCIATION, BY SPECIAL WARRANTY DEED RECORDED ON MAY 14, 2018, OF RECORD IN INSTRUMENT NO. 20180514-0045754, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is property with a common address of 215 Chestnut St. AKA 1203 2nd Ave S., Nashville, TN 37210.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and sasumed by the Grantee at closing.(2) All matters appearing on the Plan of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee.(3) Subject to any and all city, county, and state requirements as parcel is subject to the historic neighborhood conservation overlay.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of June 2022.

Sovereign Investments, LLC, a Tennessee limited liability company

By: _____
Nathaniel Claybrooks, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Nathaniel Claybrooks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member of Sovereign Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the within instrument for the purposes therein contained by signing the name of the company by the said Nathaniel Claybrooks as such Member and on company's behalf and as company's free act and deed.

Witness my hand and official seal at office, this 27th day of June 2022.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $380,000.00.

_____
Affiant

Subscribed and sworn before me this 27th day of June 2022.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2202-032

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 27, 2022 (date of document).

Cindy S. Smith, Affiant

06/29/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 29th day of June, 2022.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026