WARRANTY DEED

Karen Johnson Davidson County
Batch# 893802 DEEDWARR
07/26/2022 10:31:22 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50

20220726-0085159

B-AR-22-332

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: Sept. 8th 2026
(AFFIX SEAL)

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
William Bradford Whitlock and Aubrey Elaine Spry	**NEW OWNER**	
(NAME)	(NAME)	**092-13-0-106.00**
332 33rd Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **YELLOW BALL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM BRADFORD WHITLOCK, AN UNMARRIED PERSON, AS TO AN UNDIVIDED 50% INTEREST, AND AUBREY ELAINE SPRY, AN UNMARRIED PERSON, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 15, in the Hortense Plan, said plan being recorded in Book 161, Page 167, Register's Office for said County. Said Lot No. 15 fronts 50 feet on the easterly side of 33rd Avenue North, formerly Baron Street, and runs back between parallel lines, 140 feet to a 12 foot alley.

INCLUDED in the above description but expressly excluded from this conveyance is that portion conveyed to Metropolitan Government of Nashville and Davidson County as Agreement for dedication of Public Right-of-way, as shown in Instrument No. 20210624-0086104, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Ewing Wayne Bass by Warranty deed from Lois T. Pickett of record in Book 8707, page 216, Register's Office for Davidson County, Tennessee, dated August 19, 1992 and recorded on August 20, 1992.

Being the same property conveyed to Music City Financial LLC, a Texas limited liability company by Warranty deed from Ewing Wayne Bass of record in Instrument No. 20210503-0059002 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 03, 2021.

Being the same property conveyed to Yellow Ball LLC, a Tennessee limited liability company by Warranty deed from Music City Financial LLC, a Texas limited liability company of record in Instrument No. 20210510-0062579 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 10, 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 161, Page 167, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20210624-0086104, 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: **332 33rd Avenue North, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 22nd DAY OF JULY, 2022.

Yellow Ball LLC, a Tennessee limited liability company

BY:_____
Jeff Gaw
Member

BY:_____
Joseph M. Roberts, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of YELLOW BALL LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of July, 2022.

_____
Notary Public
My Commission Expires:_____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of YELLOW BALL LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of July, 2022.

_____
Notary Public
My Commission Expires:_____
(SEAL)



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

EXHIBIT "A"

LAND in Davidson County being Lot No. 15, Map of Hortense Place, said plan being recorded in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.