THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641641** Karen Johnson Davidson County Batch# 895110 **DEEDWARR** 07/27/2022 03:27:04 PM 2 pgs Fees: $13.00 Taxes: $603.10 20220727-0085870	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $163,000.00. Affiant Subscribed and sworn to before me, this 25th day of July, 2022. Notary Public My Commission Expires:

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-9-2025

WARRANTY DEED

Address New Owner: Stellar Realty LLC 8828 Hornady Ct. Indianapolis, IN 46239	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 14 0 107.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Annie G Delk Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stellar Realty LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being parts of lots No. 8 and 17 on the Plan of Subdivision of Georgia Industrial Realty Co's, of record in Book 421, Page 188. Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Westerly margin of 23rd Avenue North, 50 feet South of the dividing line between Lots Nos. 8 and 9; thence Westerly along a line parallel to the dividing line between said lots, 220 feet to the Northeast corner of a part of Lot No. 17 conveyed to Milton Hudgins and wife, by deed from Mrs. Ida Green, et al, of record in Book 1191, Page 21, said Register's Office; thence Southerly along Hudgins' Easterly line, 50 feet to his Southeast corner; thence Easterly 70 feet to the Southwest corner of part of Lot No. 8 conveyed to T. H. Hendrickson and wife, by deed from W. R. Warren and wife, of record in Book 846, Page 408, said Register's Office; thence Northerly along Hendrickson's Westerly line, 25 feet; thence Easterly along Hendrickson's Northerly line, 150 feet to the Westerly margin of 23rd Avenue North; thence Northerly along the Westerly margin of said Avenue, 25 feet to the beginning.

Included in this description but specifically Excluded herefrom is that property conveyed to Metropolitan Government for Nashville/Davidson County, Tennessee, described as follows:

Part of a tract that fronts 25 feet on the West side of 23rd Avenue North being described as the East 8.6 feet of Tract conveyed to Grantors by deed of record in Book 1969, Page 372. Register's Office for Davidson County, Tennessee, and containing 215 square feet.

Temporary Easement:
This consists of a strip of land directly behind the proposed sidewalk, for the purpose of sloping the bank approximately 5 feet. This easement is void upon completion of the project.

Being the same property conveyed to The Annie G. Delk Living Trust, by Quitclaim Deed from Annie G. Delk, of record in Instrument No. 20020227-0025226, in the Register's Office of Davidson County, Tennessee, dated January 1, 2002 and recorded on February 27, 2002.

Being the same property conveyed to Annie G. Delk, by Warranty Deed from Stella S. Black, a widow, of record in Book 9461, Page 839, in the Register's Office of Davidson County, Tennessee, dated September 09, 1994 and recorded on September 12, 1994.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may

be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Georgia Industrial Realty Co's, as recorded in Plat Book 421, Page(s) 188 .
Subject to Matters as set out in Metropolitan Government of Nashville and Davidson County for Demolition on the premises recorded in Book 9414, Page 284 and Book 9564, Page 949.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1523B 23rd Avenue Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2022.

The Annie G. Delk Living Trust

BY: Tina M. Harris Trustee
Tina M. Harris, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tina M. Harris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for The Annie G. Delk Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of July, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Return to:
Judy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BMR-22-1523B