FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/28/2022** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 897088 **DEEDWARR**
08/01/2022 03:12:04 PM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20220801-0087514

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4472

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Paxton and Blair Paxton	New Owner	**084-10-0-092.00**
(NAME) **2203 Selma Avenue**	(NAME)	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **508 Investors, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Paxton and Blair Paxton, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 107 on the plan of Section II, Castlewood Estates, as of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 115.0 feet on the Southerly side of Selma Avenue and extends back 492.0 feet on the Westerly side and 509.5 feet on the Easterly side to a twice broken line on the rear measuring 148.0 feet thereon.

Less that portion conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee in Order of record in Book 4262, Page 102, in the Davidson County, Tennessee, and being more particularly described as follows:

A strip of parcel of land in the 14th Councilmanic District of The Metropolitan Government of Nashville and Davidson County, Tennessee, being Lot No. 107 on the Plan of Section II, Castlewood Estates, of record in Book 2331, Page 91, Register's Office for said County, and described according to a survey known as State of Tennessee Project No. 19076-2306-04 Briley Parkway.

Beginning at the rear corner of Lots Nos. 107 and 108 as shown on said Plan; thence North 80° 44' 24" West 98.0 feet along the rear line of Lot No. 107 to a point; thence North 00° 04' 30" West 49.8 feet along the rear line of Lot No. 107 to the rear corner of Lots Nos. 106 and 107 as shown on said Plan; thence Northeasterly 366.4 feet along the line between Lots Nos. 106 and

107 to a point on the Easterly margin of Briley Parkway; thence South 58° 36' 10" East 116.4 feet along the Easterly margin of Briley Parkway to a point on the line between Lots Nos. 107 and 108; thence Southwesterly 372.0 feet along the line between Lots Nos. 107 and 108 to the point of beginning, and containing 44,400 square feet, more or less.

Being the same property conveyed to 508 Investors, LLC, a Limited Liability Company by Deed dated March 22, 2022 from Linda K. Cartwright, Successor Trustee of the Johnson Joint Revocable Living Trust Agreement dated January 26, 1998, recorded April 11, 2022, in Instrument Number 20220411-0041826, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2203 Selma Avenue, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **July, 2022**.

508 Investors, LLC

Theodore J. Bertuca, President/Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Theodore J. Bertuca, whom I am personally acquainted and who upon his oath acknowledged himself to be the President/Member of 508 Investors, LLC, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of 508 Investors, LLC.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of July, 2022.

Tonya Thomas
NOTARY

MY COMMISSION EXPIRES: 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: