THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 899342 DEEDWARR
08/05/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20220805-0089265

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Michael Simon George 1727 McKinney Avenue, Units A & B Nashville, TN 37208	Owner	081-02-0-127.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Southern States Property, LLC, a Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Simon George**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Property located in Davidson County, Tennessee, being **Lot Number 46**, Buena Vista Heights Addition to the City of Nashville, Tennessee, of record in Book 161, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Southern States Property, LLC, by Warranty Deed from Integrity First Development Group, LLC of record on July 25, 2016, at Instrument No. 20160725-0076040, Davidson County Register of Deeds.

This property commonly known as 1727 McKinney Avenue, Units A & B, Nashville, TN 37208*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness the hand of the Grantor's authorized representative, this 4th **day of August, 2022**:

Southern States Property, LLC, a Limited Liability Company

By: x _____

Name: Philip Rykwalder

Title: Member

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Philip Rykwalder**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Member** of **Southern States Property, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Southern States Property, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 4 day of August, **2022**:

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$170,000.00**:

Ragan J. Veach
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 4th DAY OF AUGUST, 2022:

_____
Notary Public

My Commission Expires: 7-6-26

202208050089265

Certificate of Authenticity
for Electronically Filed Document

I, Ragan Veach, 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 August 4, 2022 (date of document)

Date: August 5, 2022

Ragan Veach
Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 5th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

