WARRANTY DEED

Karen Johnson Davidson County
Batch# 901304 DEEDWARR
08/10/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220810-0090767

W-TR-22-1911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Ragan N. Veach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-6-26
(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

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)
Top R & A Development, LLC	Top R & A Development, LLC	
(NAME)	(NAME)	**081-01-0-005.00**
1911 Hailey Ave	1818 River Dr., Unit B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, **365 WORKS, 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 **TOP R & A DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Real property in Davidson County, Tennessee, Being Unit A as set out and depicted in the Declaration for Covenants, Conditions, and Restrictions for 1911 Hailey Avenue, a Horizontal Property Regime with Private Elements, filed of record at Instrument No. 20220801-0087261, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the Unit and its ancillary rights, appurtenances, and the like, the rights to which are also conveyed herein.

AND

Real property in Davidson County, Tennessee, Being Unit B as set out and depicted in the Declaration for Covenants, Conditions, and Restrictions for 1911 Hailey Avenue, a Horizontal Property Regime with Private Elements, filed of record at Instrument No. 20220801-0087261, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the Unit and its ancillary rights, appurtenances, and the like, the rights to which are also conveyed herein.

Being the same property conveyed to 365 Works, LLC, a Tennessee Limited Liability Company by QuitClaim Deed from Tina Y. Rose, unmarried of record in Instrument No. 20211020-0140685 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 20, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 155, 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: **1911 Hailey Ave, Nashville, Tennessee 37218**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 8th DAY OF AUGUST, 2022.

365 Works, LLC

BY: _____
Tina Yvonne Rose
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA YVONNE ROSE, 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 SOLE MEMBER of 365 WORKS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 8-8-22 (date of document).

Date: 8-9-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 9th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.14.2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY