Karen Johnson Davidson County
Batch# 905500 DEEDWARR
08/19/2022 11:36:28 AM 2 pgs
Fees: $13.00 Taxes: $4,958.00
20220819-0094003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,340,000.00.

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2022.

M. Catherine Clearwater
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5015-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Andrew McMackin	NEW OWNER	105094F00200CO
(NAME)	(NAME)	
925 B Benton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Three Hundred Forty Thousand And No/100 Dollars ($1,340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, 12TH SOUTH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ANDREW MCMACKIN, UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. B on the plan of Homes at 925 Benton, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Homes at 925 Benton, of record in Instrument No. 20151116-0116302, First Amendment in Instrument No. 20160908-0094557 and Second Amendment in Instrument No. 20210301-0025659, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to 12th South Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Severine A. Halls and husband, Kelly D. Halls of record in Instrument No. 20160525-0052863, Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 25, 2016.

unimproved ☐
This is improved ☒ property, known as 925 B Benton Avenue, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 Grantor's hand this 11th day of August, 2022.

12th South Properties, LLC

BY: Severine Halls
Severine Halls, Authorized Member

STATE OF Texas

COUNTY OF Travis

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Severine Halls**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member of 12 South Properties, LLC, the within named bargainor, a limited liability company, and that she executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as Authorized Member.

Witness my hand and official seal this the 11th day of August, 2022..

My Commission expires: 07/18/2023

Anjuli Martinez
Notary Public

ANJULI MARTINEZ
Notary Public, State of Texas
Comm. Expires 07-18-2023
Notary ID 128679125