Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 917549 DEEDWARR
09/16/2022 09:46:06 AM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20220916-0103382

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Eric R Avent
307 Finley Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
New Owner

MAP 120
GROUP 13 0
PARCEL 010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Citi, LLC, a Tennessee Limited Liability Company, an undivided 99% interest and TOT LLC, a Wyoming limited liability company, an undivided 01% interest,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Eric R. Avent, a single man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Finley Gardens, of record in Plat Book 2083, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southeastwardly margin of Finley Drive at the corner of Lots Nos. 8 and 9; thence with the line between said two lots, Southeastwardly 180 feet to the Northwesterly margin of the Aveo Spur N. C. & St. L. Railroad right-of-way, South 59 degrees 53' West 67.1 feet; thence South 87 degrees 30' West 58 feet to the corner of Lots Nos. 9 and 10; thence with the line between said two lots, Northwestwardly 112.6 feet to the Southeasterly margin of Finley Drive; thence with said Drive, Northeastwardly 68.3 feet to the beginning.

Being the same property conveyed to Citi, LLC, a Tennessee limited liability company, an undivided 99% interest and TOT LLC, a Wyoming limited liability company, an undivided 01% interest, by Warranty Deed from HOMEOFCAPITAL, LLC, a Limited Liability Company, a Tennessee Limited Liability Company, dated July 6, 2022 and filed of record July 11, 2022 in Instrument No. 20220711-0079343, Register's Office for Davidson County, Tennessee. (for value or consideration of $325,000.00)

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Finley Gardens, of record in Book 2083, Page 69, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 2242, Page 350, said Register's Office.

4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 307 Finley Drive, Nashville, Tennessee 37217.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Eric R. Avent, a single man**, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 15th day of September 2022.

Citi, LLC, a Tennessee Limited Liability Company, an undivided 99% interest,

By: James Michael Maitland, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Michael Maitland,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Citi, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 15th day of September 2022.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TOT LLC, a Wyoming limited liability company, an undivided 01% interest,

By: James M. Maitland, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James M. Maitland,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Manager** of **TOT LLC, a Wyoming limited liability company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 15th day of September 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $378,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of September 2022.

NOTARY PUBLIC
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025