SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 937423 DEEDWARRSP
11/03/2022 11:05:30 AM 5 pgs
Fees: $28.00 Taxes: $2,516.00
20221103-0118683

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/22/25 (AFFIX SEAL)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
320 44th, LLC. a Tennessee Limited Liability Company	Same as New Owners	091-16-0-191.00
(NAME) c/o Thompson Burton PLLC	(NAME)	
(ADDRESS) 6100 Tower Circle, Suite 200	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HOUSING INVESTMENT, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

320 44TH, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE THIRTEENTH COUNCILMANIC DISTRICT (4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

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 hand this 2nd day of November, 2022.

HOUSING INVESTMENT, INC.

By: _____
Aziz Ashurov, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Aziz Ashurov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of **HOUSING INVESTMENT, INC.**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as President (or other authorized officer).

Witness my hand, at office, this 2nd day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires:

_____

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
MAY 05, 2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot(s) 209 and 211 in Block No. 8, Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County, described according to survey by Dickson Survey Company, dated January 30, 1979, as follows:

Beginning at the Southeast intersection of 44th Avenue, North and an alley, being the Northwest corner of said lot no. 211; thence with the Southerly margin of said alley, South 86 degrees, 00 minutes, 00 seconds East, 61.00 feet to a point in said Southerly margin of said alley; thence South 4 degrees, 00 minutes, 00 seconds West, 26.00 feet to an iron pin; thence North 86 degrees, 00 minutes 00 seconds West 61.00 feet to an iron pin in the Easterly margin of 44th Avenue North; thence with the Easterly margin of 44th Avenue North; North 4 degrees, 00 minutes, 00 seconds East 26.00 feet to the point of beginning, containing 0.036 acres, more or less.

Being the same property conveyed to HOUSING INVESTMENT, INC., A TENNESSEE CORPORATION, by deed from CARY M. FREEMAN, of record as Instrument No. 20170906-0091554, dated September 1, 2017, said Register's Office.

This is improved property commonly known as 320 44th Ave N., Nashville, Tennessee 37209.

EXHIBIT B

EXCEPTIONS

1. Davidson County taxes for 2022, Map-Par. 091-16-0-191.00, will be paid at closing and pro-rated.

2. Matters shown on the Plan of record in Plat Book 57, page 103, said Register's Office, Davidson County, Nashville, Tennessee.

Certificate of Authenticity

I, Lisa Farris, do hereby make oath that I am 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 11/2/2022

11/2/22

Date

Lisa Farris

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 2022.

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025