# Warranty Deed

| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 937872 DEEDWARR<br>11/04/2022 08:49:30 AM 3 pgs<br>Fees: $18.00 Taxes: $3,607.50<br>20221104-0118924 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $975,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 27th day of October, 2022.<br><br>Notary Public<br><br>My commission expires: |

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jason T. Anticoli<br>Holly Plank | New Owner | 071-15-0-490.00 |
| 200 Douglas Avenue | | |
| Nashville, TN 37207 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRUZEN STREET PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON T. ANTICOLI AND HOLLY PLANK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 1 on the Plan of Resubdivision of Lots 81 and 82 of Plan of Benedict Land Company's Subdivision, of the Lindsley Tract of record in Plat Book 4470, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 1, which is a corner lot, fronts 35.33 feet on the Southerly margin of Douglas Avenue and fronts 106.48 feet on the Easterly margin of North 2nd Street, said frontages being joined by a curve having a length of 39.29 feet, and extends back 126.49 feet on the Easterly line and 60.35 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Cruzen Street Partners, a Tennessee General Partnership by Warranty deed from Lisha L. Jordan, Pamela J. Jordan, Christopher L. Jordan, Earl Jordan and Denise Johnson, heirs of the estate of Johnnie L. Pringle, deceased of record in Instrument No. 20200805-0086811 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 05, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 200 Douglas Avenue, Nashville, TN 37207, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of October, 2022.

***Cruzen Street Partners, a Tennessee General Partnership***

**By:** _____
**Frank E. Neal, IV, Partner**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Cruzen Street Partners, a Tennessee General Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of October, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

**Certificate of Authenticity**

I, Kimberly Hollingshead, 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 Oct. 27, 2022

Kimberly Hollingshead, Esq.

Oct. 27, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of October, 2022.

Notary Signature

My Commission Expires_____

