WARRANTY DEED

Karen Johnson Davidson County
Batch# 940048 DEEDWARR
11/10/2022 02:13:59 PM 2 pgs
Fees: $13.00 Taxes: $821.40

20221110-0120688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0911-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
500 ET Holdings, LLC	500 ET Holdings, LLC	071-07-0-240.00
(NAME) 222 Queen Ave	(NAME) 222 Queen Ave	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Two Thousand And No/100 Dollars ($222,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEYFLIP, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **500ET HOLDINGS, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being 50 feet of a tract which consists of Lot No. 111 and the easterly one-half of Lot 110 in the J.B. Haynies's plan as of record in Book 161, pages 26 and 27, R.O.D.C. through this conveyance the tract consist of the eastwardly one-half of Lot No. 111 and fronts 50 feet on the southerly side of Queen Street, and runs back between the parallel lines of the westerly margin of Sultana Avenue, 140 feet to an alley.

Being the same property conveyed to ~~500ET Holdings~~, LLC, by Warranty Deed from ~~Keyflip~~, LLC, dated November 10, 2022, recorded November 10, 2022, of record in Instrument No. 20221110-0120680, Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 222 Queen Ave, Nashville, TN 37207

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs 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 our hands this 10th day of November, 2022.

Keyflip, LLC

BY: _____
Dontre Doxley, Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Dontre Doxley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member of Keyflip, LLC, the within named bargainor, a limited liability company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Dontre Doxley.

Witness my hand, at office, this 10th day of November, 2022.

_____
Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY