Karen Johnson Davidson County
Batch# 943183 DEEDWARR
11/21/2022 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20221121-0123012

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 130,000.00.

Affiant

Subscribed and Sworn before me this 18th day of November, 2022.

Notary Public
My commission expires:

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Lisa David, Trustee of Forest Park Realty Trust dated November 16, 2022 323 Forest Park Rd Lot #5-13 Nashville, TN 37115	New Owner Same	043 13 0A 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Avenue East, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lisa David, Trustee of Forest Park Realty Trust dated November 16, 2022,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Apartment Unit No 5-13, of Robin Hood Condominiums Created under Title 64, Section 2701 et seq., as amended, Tennessee code Annotated and as established by a Master Deed of record in Book 5388, page 524, Register's Office for said County reference being made to said Master Deed Exhibit "A" for the source of Title to the said grantor and to Exhibit "A-1" thereto for a specific identification and description of Robin Hood Condominium Apartments of record in Book 5200, Page 124, Register's Office for said County to which reference is hereby made.

Being the same property conveyed to Steven J. Sylvester by Warranty deed from Capital Journey, LLC of record in Instrument No. 20080204-0011719 Register's Office for Davidson County, Tennessee, dated January 30, 2008 and recorded on February 04, 2008.

Being the same property conveyed to Avenue East, LLC, A Tennessee Limited Liability Company, by Warranty Deed, from Steven J. Sylvester, dated August 30, 2021, recorded September 01, 2021 in Instrument No. 20210901-0118138 in the Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 323 Forest Park Road, #5-13, Nashville, TN 37115 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 17th day of November, 2022.

Avenue East, LLC, a Tennessee Limited Liability Company

By: _____
Jim A. Hyde, Managing Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Merissa L Leaver of the state and county mentioned, personally appeared Jim A. Hyde, 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 Managing Member of Avenue East, LLC, the within named bargainor, a Limited Liability Company, and that such Jim A. Hyde as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Murfreesboro, this 17th day of November, 2022.

Merissa L Leaver
Notary Signature

Printed Name: Merissa L Leaver

My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 11/17/22 (date of document).

Jami K. Averwater
Signature

November 17, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st **day of** November, **2022**

Melody Lynn Carr
Notary Public
My Commission Expires:
Seal

