WARRANTY DEED

File #22298

Karen Johnson Davidson County
Batch# 943728 DEEDWARR
11/22/2022 09:35:21 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00

20221122-0123539

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
Commission Expires JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Kyle H
Affiant

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

Heather Morrison
Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

IS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1055 Second Ave Partners LLC	NEW OWNER	093-15-0-293.00
(NAME)	(NAME)	
429 Chestnut St. Ste 200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William Green, Felecia Green, Brandon Green, Ricardo Green and Christophe Jones, being the heirs-at-law of Frances Buchanan Green (a/k/a Frances Buchanon Green), deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1055 Second Ave Partners LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 to wit:

Being the Northerly 40 feet of the Southerly 47 feet of Lot No. 20 on the Plan of Paul's Elysian Grove Plan of Lots in South Nashville, as of record in Plat Book 1, Page 134, Chancery Court at Nashville. Said part of Lot No. 20 fronts 40 feet on the Westerly side of 2nd Avenue South, formerly Market Street, and runs back, between parallel lines, 135 feet, more or less, to an alley.

Being the same property conveyed to Frances Buchanan Green (also known as Frances Buchanon Green) and husband, Fred W. Green by Deed from Coyness L. Ennix and wife, Blanche Ennix of record in Book 1815, page 415, Register's Office for Davidson County, Tennessee, dated April 26, 1950 and recorded on April 27, 1950. Fred W. Green having since died February 3, 1991, leaving Frances Buchanan Green as surviving tenant by the entirety. Frances Buchanan Green having since died intestate October 19, 2006, and her interest in the subject property having vested in her four children, William Green, Felecia Green, Frederick Yolanda Green and Marscheeo Franscheel Green. Marscheeo Franscheel Green having since died intestate on October 14, 2010, and her interest in the subject property having vested in her three siblings, William Green, Felecia Green and Frederick Yolanda Green. Frederick Yolanda Green having since died intestate on August 28, 2016, and his interest in the subject property having vested in his three sons, Brandon Green, Ricardo Green and Christophe Jones. See Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20221122-0123538 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1057 2nd Ave S, Nashville, TN 37210

(House Number) (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.

IN WITNESS WHEREOF, the said Grantors have executed the foregoing Warranty Deed to be effective as of the 18 day of November, 2022.

Felecia Y. Green

Felecia Green

Christophe Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Felecia Green and Christophe Jones**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 18 day of November, 2022.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

William Green

William Green

STATE OF MARYLAND
COUNTY OF Prince Georges

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **William Green**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of November, 2022.

My commission expires: 9/15/2024

Notary Public

CHRISTOPHER D SCOTT
Notary Public - State of Maryland
Prince George's County
My Commission Expires Sep 15, 2024



Brandon Green

STATE OF LOUISANA
COUNTY / PARISH OF Vernon

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Brandon Green**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 10 day of November, 2022.

My commission expires: death

Notary Public
Bernadine Lenahan
La Bar No 25767

Ricardo Green

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Ricardo Green**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 10 day of November, 2022.

My commission expires: 4/8/25

Notary Public

DEMONICA ADAMS
Notary Public, State of Texas
Comm. Expires 04-08-2025
Notary ID 130928594

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027