Karen Johnson Davidson County
Batch# 951253 DEEDWARR
12/13/2022 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,487.60
20221213-0129384

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16571-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
$942,595.00

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2022.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Winchester Floyd Tara Floyd 1105 B N 5th St. Nashville, TN 37207	New owner 1105B N 5th St. Nashville, TN 37207	082-4-5.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Southern Spaces, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin Winchester Floyd and Tara Floyd, a married couple**, 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 Davidson County, Tennessee, being Lot No. 71 and the Southerly half of Lot No. 72 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots No. 71 and the southerly half of Lot No. 72 front together 77.5 feet on the Easterly side of North Fifty Street and run back between parallel lines 165 feet to an alley.

Being part of the same property to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Billie Harris Sr., Anthony Harris, Anita A. Harris, Billie Harris, Jr., Albert T. Harris, Veronica R. Harris, Victoria L. Harris, Travis A. Harris, and Anjelica S. Harris, dated September 14, 2021 and recorded September 28, 2021, of record in Instrument No. 20210928-0129774, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1105 North 5th Street, B, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. The property taxes for the year 2022 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 2nd day of December, 2022.

GRANTOR:

Southern Spaces, LLC,
a Tennessee Limited Liability Company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Southern Spaces, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of December, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

202212130129384

Certificate of Authenticity

I, Emily Manno, 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 12/2/22.

Date

Emily Manno

Affiant Signature

12/2/22

Date

State of Tennessee

County of Davidson

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

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON