Karen Johnson Davidson County
Batch# 959019 DEEDWARR
01/09/2023 09:38:15 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20230109-0001573

WARRANTY DEED

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

File #22-DM-1313-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Neil Armstrong and Alina Silvers	**New Owners**	
(NAME)	(NAME)	**105 07 0 434.00**
1313 2nd Ave South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **2ND AVENUE SOUTH VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEIL ARMSTRONG, SINGLE, AND ALINA SILVERS, SINGLE, AS JOINT TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 12 and the South 12 feet of Lot No. 10 that joins Lot No. 12 on the Plan of Lots No. 2 Belonging to John Lumsden of record in Plat Book 57, Page 116, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 together with the above mentioned South part of Lot No. 10 contain 37 feet, more or less, and front on the West side of 2nd Avenue South, formerly South Market Street, beginning on the Northwest corner of Gray and 2nd Avenue South and running back Westwardly between parallel lines 116 feet and 10 inches, more or less, to an alley.

Being the same property conveyed to 2nd Ave. S. Ventures, LLC, by Warranty Deed from Chase W. Tarkenton and Christine Tarkenton, husband and wife, of record in Instrument No. 20220408-0041466, in the Register's Office of Davidson County, Tennessee, dated April 1, 2022 and recorded on April 8, 2022.

Being the same property conveyed to Chase W. Tarkenton and Christine Tarkenton, husband and wife, by Warranty Deed from AHN Develops Nashville, LLC, of record in Instrument No. 20180924-0094509, in the Register's Office of Davidson County, Tennessee, dated September 21, 2018 and recorded on September 24, 2018.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lots No. 2, Belonging to John Lumsden, as recorded in Plat Book 57, Page(s) 116.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1313 2nd Avenue South, Nashville, TN 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th day of December, 2022.

2nd Avenue South Ventures LLC, a Tennessee Limited Liability Company

By: _____
Ronnie Lee Booth, III, Member

By: The Jerry D. Fair and Blythe Cutler Fair Family Trust, it's Member

By: _____
Jerry D. Fair, Trustee

By: _____
Blythe Cutler Fair, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for the said state and county, personally appeared Ronnie Lee Booth, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Member of 2nd Avenue South Ventures LLC, the within named bargainor, a Limited Liability Company, and that such Ronnie Lee Booth, III, Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 30th day of December, 2022.

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

_____
Notary Signature

Printed Name:_____

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for the said state and county, personally appeared Jerry D. Fair and Blythe Cutler Fair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Trustees of The Jerry D. Fair and Blythe Cutler Fair Family Trust, Members of 2nd Avenue South Ventures LLC, the within named bargainor, a Limited Liability Company, and that such Jerry D. Fair and Blythe Cutler Fair as such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal this 30th day of December, 2022.

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

_____
Notary Signature

Printed Name:_____

My commission expires:_____

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: 4-C-22-1313