WARRANTY DEED

Karen Johnson Davidson County
Batch# 962897 DEEDWARR
01/20/2023 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230120-0004727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3 3 2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211
File No.: 2022120208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Realty Up LLC	Realty Up LLC	
(NAME) 104 Madison Mill Rd	(NAME) 104 Madison Mill Rd	. 092-03-0-071.00
(ADDRESS) Nashville TN 37208 37135	(ADDRESS) Nolensville TN 37208 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, II STACKS,LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REALTY UP 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:

TRACT NO. 1:

Land in Davidson County, Tennessee and being more particularly described as follows:

Being the easterly forty feet of Lot No. 1 in Block 1 in the Plan of the Subdivision of the Heffernan Place as shown of record in Plat Book 161, Page 138, of the Register's Office for Davidson County, Tennessee.

Said 40 feet of said Lot No. 1 fronts forty feet on the south side of Heffernan Street and runs back between parallel lines 150 feet to an alley.

TRACT NO. 2:

Land in Davidson County, Tennessee and being more particularly described as follows:

Being the westerly 30 feet of Lot No. 1 and the easterly 10 feet of Lot No. 2 of Block No. 1 on the Map of the Subdivision of the Heffernan Place, a plat of which is of record in Plat Book 161, Page 138,(erroneously referenced as Page 155 in prior conveyance), Register's Office for said County. Said parts of said lots are more particularly described as follows: Beginning at a point in the southerly margin of Heffernan Street, 40 feet westerly from the westerly margin of Harrahan Avenue; thence southerly and parallel with Harrahan Street 150 feet to a point in the southerly margin of an alley 40 feet westerly from the westerly margin of Harrahan Street; thence westerly 37.6 feet to a point; thence northerly 150 feet to Heffernan Street; thence along the southerly margin of Heffernan Street easterly 40 feet to the point of beginning.

Being the same property conveyed to II STACKS, LLC, by deed from MAXINE CHANDLER-AUGUSTE, AN UNMARRIED WOMAN, of record in Instrument No. 20210628-0087148, dated June 15, 2021, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2401 Meharry Blvd., Nashville, TN 37208
(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.

Executed by my hand this the 19th of January, 2023.

II Stacks, LLC

BY: _____
Wayne Thompson
Sole Member

STATE OF Tennessee
County OF Davidson

I, Chukwudi Echetebu, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Wayne Thompson as Sole Member of II Stacks, LLC personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Witness my hand and official seal, this the 19th of January, 2023.

_____
Notary Public

My Commission Expires: May 7, 2024

(SEAL)

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please return to:
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 140
Nashville, TN 37211

Certificate of Authenticity

I, Holly A. Mason, 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 January 19, 2023.

Affiant Signature

1/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026