THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 965981 DEEDWARR 01/31/2023 10:11:30 AM 4 pgs Fees: $23.00 Taxes: $1,480.00 20230131-0007098	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Affiant Subscribed and sworn to before me, this 17 day of January, 2023. Notary Public My Commission Expires:

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: A&G Construction Inc. 2670 Miami Avenue Nashville, TN 37214	Send Tax Bills to: New Owner 229 Pleasant Run Rd. Smyrna, TN 37167	Tax Information: Tax Parcel ID No. 052-09-0-175.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC S. SHREVE** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **A&G CONSTRUCTION INC., A TENNESSEE CORPORATION,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING A PARCEL OF LAND IN THE 15TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LOCATED ON THE SOUTH MARGIN OF MIAMI AVENUE, EAST OF WOODDALE LANE, BEING LOT 66 ON THE PLAN OF WOODDALE GROVE ANNEX, OF RECORD IN PLAT BOOK 547, PAGES 109 AND 110, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (RODCT), THIS TRACT IS PARCEL 175.00, AS SHOWN ON DAVIDSON COUNTY TAX MAP 052-09, BELONGING TO ALLEN, AS EVIDENCED IN INSTRUMENT 20180504-0042596, (RODCT), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CAPPED PGW 1941 AND LOCATED ON THE SOUTH MARGIN OF MIAMI AVENUE, SAID IRON PIN BEING LOCATED 1,690 FEET, MORE OR LESS. EASTERLY FROM THE EAST MARGIN OF WOODDALE LANE, SAID IRON PIN BEING THE NORTHEAST CORNER OF PARCEL 176.00, AS SHOWN ON MAP 052-09, BELONGING TO ALLEN, AS EVIDENCED IN INSTRUMENT 20180504-0042596, (RODCT), SAID IRON PIN BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, AND SAID IRON PIN BEING LOCATED AT TENNESSEE STATE PLANE COORDINATES, NORTH 695,810.81 FEET, EAST 1,760,228.87 FEET, THENCE:

1) WITH THE SOUTH MARGIN OF MIAMI AVENUE AND WITH THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 50 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF 50.08 FEET TO AN IRON PIN CAPPED PGW 1941, SAID IRON PIN BEING THE NORTHWEST CORNER OF PARCEL 174.00, AS SHOWN ON MAP 052-09, BELONGING TO VOAN, AS EVIDENCED IN DEED BOOK 11517, PAGE 261, (RODCT), AND SAID IRON PIN BEING LOCATED ON THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED,THENCE;

2) LEAVING SAID MARGIN AND WITH THE COMMON LINE OF SAID PARCEL 174.00 AND THE PROPERTY HEREIN DESCRIBED, SOUTH 38 DEGREES 45 MINUTES 29 SECONDS EAST A DISTANCE OF 115.89 FEET TO AN IRON PIN CAPPED PGW 1941, SAID IRON PIN BEING THE SOUTHWEST CORNER OF SAID PARCEL 174.00, SAID IRON PIN BEING LOCATED ON THE NORTH LINE OF PARCEL 236.00CO. AS SHOWN ON MAP 152-13 B, BELONGING TO RIVER GLEN HOMEOWNERS ASSOCIATION, AS EVIDENCED IN INSTRUMENT 20041217-0150273, (RODCT), AND SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, THENCE;

3) LEAVING THE EAST LINE OF SAID PARCEL 174.00, WITH THE NORTH LINE OF SAID PARCEL 236.00CO, AND WITH THE SOUTH LINE OF THE PROPERTY HEREIN DESCRIBED, SOUTH 50 DEGREES 04 MINUTES 05 SECONDS WEST. A DISTANCE OF 50.01 FEET TO AN IRON PIN CAPPED PGW 1941, SAID IRON PIN BEING THE SOUTHEAST CORNER OF SAID PARCEL 176.00, AND SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, THENCE;

4) WITH THE COMMON LINE OF SAID PARCEL 176.00 AND THE PROPERTY HEREIN DESCRIBED, NORTH 38 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 116.36 FEET TO AN IRON PIN, THE BEGINNING, CONTAINING 0.1333 ACRES OR 5,810 SQUARE FEET MORE OR LESS, ACCORDING TO A SURVEY BY JESSE E. WALKER, RLS DATED MARCH 04, 2020.

Being the same property conveyed to SSI Properties, Inc., a California Corporation by Warranty Deed from Jim E. Allen, Jr., married of record in Instrument No. 20200317-0029419 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 17, 2020.

Being the same property conveyed to Eric S. Shreve by Quitclaim Deed from SSI Properties, Inc., a California Corporation of record in Instrument No. 20200903-0100870 Register's Office for Davidson County, Tennessee, dated September 1, 2020 and recorded on September 3, 2020.

This is unimproved property commonly known as: **2670 Miami Avenue Nashville, TN, 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 13th day of January, 2023.

Eric S. Shreve

ERIC S. SHREVE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC S. SHREVE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of January, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **1/13/2023** (date of document).

Affiant Signature

1/13/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **January**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

