Karen Johnson Davidson Co
Batch# 972435 DEEDWARR
02/21/2023 10:34:17 AM 2 pgs
Fees: $13.00 Taxes: $2,997.00

20230221-0012092

WARRANTY DEED

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DM-P-23-1233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth E. Matthews	new owner	
(NAME)	(NAME)	105-03-0-258.00
1233 2nd Avenue S		
(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, **JOSHUA NICHOLSON, TRUSTEE OF THE GOO REVOCABLE LIVING TRUST, DATED APRIL 19, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH E. MATTHEWS,** 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 part of Lot No. 26 in John Nelson's Addition to Nashville, Tennessee, a plan of which is recorded in Book 2, page 182, Register's Office for Davidson County, Tennessee, further described as follows:

Lying on the West side of South Market Street, now 2nd Ave. South beginning at a point in the Western margin of said street 232 feet North of the Southeast corner of Lot No. 27, extending thence Northwardly along the Western margin of said street 35 feet; thence at right angles Westwardly 137 feet, more or less, to the Eastern margin of an alley; thence along the Eastern margin of said alley, Southwardly 35 feet; thence Eastwardly 137 feet, more or less, to the beginning.

Being the same property conveyed to Joshua Nicholson, Trustee of the GOO Revocable Living Trust, dated April 19, 2019 by Warranty Deed from Metropolitan Construction LLC, a Tennessee limited liability company, of record in Instrument No. 20190425-0038123, Register's Office for Davidson County, Tennessee, dated April 22, 2019 and recorded on April 25, 2019.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 182, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20180523-0049358, in the Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1233 2nd Avenue South, Nashville, Tennessee 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 15th DAY OF FEBRUARY, 2023.

Joshua Nicholson, Trustee of the GOO Revocable Living Trust, dated April 19, 2019

BY: _____
Joshua Nicholson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA NICHOLSON, TRUSTEE of JOSHUA NICHOLSON, TRUSTEE OF THE GOO REVOCABLE LIVING TRUST, DATED APRIL 19, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212