This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20631-DJ

Karen Johnson Davidson County
Batch# 993190 DEEDWARR
04/18/2023 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230418-0028520

STATE OF TENNESSEE
COUNTY OF Davidson

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Amanda A Kew
Affiant

Subscribed and sworn to before me, this the 18th day of April, 2023.

Julie Bailey
Notary Public
My Commission Expires: 9-2-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Intuition Development, LLC 1400 5th Avenue North Nashville TN 37208	New Owner	091-05-0-035

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, we, **Edward Griffin Michaels, IV and Melissa Faucette Michaels, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Intuition Development, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 57, Moss-Wood Subdivision, according to survey and plat of same appearing of record in Book 2663, page 102, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward Griffin Michaels IV and Melissa Faucette Michaels, husband and wife by Quitclaim Deed from Edward Michaels IV, dated November 14, 2018, recorded November 21, 2018, of record in Instrument No. 20181121-0114445, Register's Office for Davidson County, Tennessee.

This is improved property located at: **715 Ries Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 18th day of April, 2023.

GRANTOR:

Edward Griffin Michaels, IV

Melissa Faucette Michaels

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward Griffin Michaels, IV and Melissa Faucette Michaels, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of April, 2023.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202304180028520

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 18, 2023 (date of document).

Affiant Signature

April 18, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023