WARRANTY DEED

Karen Johnson Davidson County
Batch# 998253 DEEDWARR
05/01/2023 01 06 17 PM 2 pgs
Fees $13 00 Taxes $6,290 00

20230501-0032060

JM-BY-23-2715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2023.

Notary Public

07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

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)
213 Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	**119-09-0-021-00**
447 N Robinwood Drive		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90049		
(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, **SANDRA WILLIAMS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **213 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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, State of Tennessee, described as follows, to-wit

TRACT NO 1
BEING the north part of Lot No 83 on the revised plan of Edenwold Park, of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee

Said part of said Lot No 83 fronts 52 feet on the westerly side of Landers Avenue and runs back between parallel lines 185 feet to the easterly margin of an alley

TRACT NO 2
BEING the Southerly 50 feet of Lot No 83 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, Page 29, Register's Office of Davidson County, Tennessee

Said part of Lot No 83 fronts 50 feet on the Westerly side of Landers Avenue and runs back with the northerly margin of Parmer Avenue, 185 feet 1 inch to an alley on which it measures 43 feet

TRACT NO 1
BEING the same property conveyed to Charles Williams and wife, Sandra Williams by Warranty Deed from Nettie England Ware, dated March 13, 1987 and filed for record March 13, 1987 in Book 7167, Page 920, Register's Office of Davidson County, Tennessee

TRACT NO 2
BEING the same property conveyed to Charles E Williams, by Warranty Deed from Glenn F Tedder and wife, Jerry S Tedder, dated January 19, 1994 and filed for record January 27, 1994 in Book 9232, Page 37, in said Register's Office

BEING the same property conveyed to Charles E Williams and Sandra Williams as tenants by the entirety, by Quitclaim Deed from Charles E Williams, dated September 28, 1994 and filed for record September 29, 1994 in Book 9478, Page 660, in said Register's Office

Charles E Williams having died August 16, 2011, title vesting in Sandra Williams as surviving tenant by the entirety

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 445, Page 315, Book 1511, Page 613 and Book 1788, page 476, in the

Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2715 Landers Avenue, Nashville, Tennessee 37211-2204**

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 25th DAY OF APRIL, 2023

Sandra Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of April, 2023

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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