WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-C-23-1001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 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

Karen Johnson Davidson County
Batch# 1010510 **DEEDWARR**
06/02/2023 11 14 58 AM 2 pgs
Fees $13 00 Taxes $4,070 00

20230602-0041844

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Andrew Levinson **Dan Levinson**	Same as new owner	
(NAME)	(NAME)	**118-01-0-212 00**
923 Halcyon Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **SS PORTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW LEVINSON, MARRIED, AND DAN LEVINSON, MARRIED,** 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 the easterly part of Lot No 140 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County, as follows

Beginning at the southwest corner of Tenth Avenue, South, formerly Pomeroy Avenue and Montrose Avenue, formerly Bethel Street, being the northeast corner of said lot, thence with the southerly margin of Montrose Avenue westerly 75 6 feet, more or less, to the northeast corner of the lot conveyed by Geo M Carroll and wife, the Miss Willis R Cooper, by deed of record in Book 359, page 391, said Register's Office, thence with her easterly line southerly 170 feet, more or less, to the northerly margin of an alley, thence with said alley easterly 83 2 feet, more or less, to the westerly margin of Tenth Avenue, South, thence with the westerly margin of Tenth Avenue South, northerly 172 7 feet to the beginning

Being a portion of the same property conveyed to SS Porter, LLC by Warranty deed from Trustees of Second Missionary Baptist Church of record as Instrument Number 20220111-0003722, Register's Office for Davidson County, Tennessee, dated December 29, 2021 and recorded on January 11, 2022 Also see Scrivener' s Affidavit recorded on March 16, 2022, in Instrument Number 20220316-0030437 and Deed of Correction and Quitclaim Deed recorded October 21, 2022, in Instrument Number 20221021-0114801, said Register's Office

This conveyance is subject to
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form
- Rights or claims of parties in possession not shown by the public records
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records
- Taxes or special assessments which are not shown as existing liens by the public records
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land
- Easements or claims of easements not shown by the Public Records
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment
- 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 57, Page 93, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1001 Montrose Ave, Nashville, Tennessee 37204**

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 31st DAY OF MAY, 2023

SS Porter, LLC

BY _____
Joe Porter
Authorized Person

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE PORTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED PERSON of SS PORTER, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED PERSON executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 31st of May, 2023

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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