RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024162 DEEDWARR
07/10/2023 10 41 02 AM 2 pgs
Fees $13 00 Taxes $1,406 00

20230710-0052438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6TH DAY OF JULY, 2023

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Smackintosh Ventures, LLC	Same as New Owner	
(NAME) 4117 Hillsboro Pike, Ste 103-265	(NAME)	072-06-0-152 00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JANE ANN MCCULLOUGH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SMACKINTOSH VENTURES, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 3-/2 feet of the South 160 feet of Lot "W" and the West 44-1/2 feet of the South 160 feet of Lot "R", or being the West 48 feet of the South 160 feet of the East 96 feet of Lot No. 9 on the Corrected Plan of E.J. Childress' Subdivision of the J.B. Ambrose Tract, as of record in Book 332, page 134, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Thomas Street 96-1/2 feet East of the northeast corner of Thomas Street and Anderson Lane; thence northerly and parallel with the easterly margin of Anderson Lane, 160 feet to a point; thence easterly and parallel with the northerly margin of Thomas Street, 48 feet to a point; thence southerly and parallel with the easterly margin of Anderson Lane, 160 feet to a point in the northerly margin of Thomas Street; thence westerly with the northerly margin of Thomas Street, 48 feet to the point of beginning.

Being the same property conveyed to Jane Ann McCullough by Quitclaim deed from McCullough Family Properties, LLC of record in Instrument No. 20201208-0142922 Register's Office for Davidson County, Tennessee, dated December 01, 2020 and recorded on December 08, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1005 Thomas Avenue, Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. 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 hand this 5th day of July, 2023

JANE ANN MCCULLOUGH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 5th day of July, 2023.

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public