Warranty Deed

Karen Johnson Davidson County Batch# 1025300 DEEDWARR 07/12/2023 11 35:50 AM 2 pgs Fees. $13 00 Taxes. $3,237 50 20230712-0053372	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $875,000 00 Affiant Subscribed and sworn to before me, this the 10th day of July, 2023 Notary Public My commission expires

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 4-P-23-65-407

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
65 Lindsley Ave LLC	New Owner(s)	093-11-0H-034 00-CO
1403 54th Avenue North		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALEXA RAE ANGLIN AND JOSEPH SCOTT ANGLIN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **65 LINDSLEY AVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 407 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development, (a Horizontal Property Regime), of record in Instrument No 20200123-0008592, as amended in Instrument No 20211001-0132086, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, with percentage interest in the common elements as set forth in said Declaration

Being a portion of the same property conveyed to Muse Nashville, LLC, a Tennessee Limited Liability Company by Special Warranty deed from The Fuel Tank, LLC, a Tennessee Limited Liability Company of record in Instrument No 20191021-0107764 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 2019.

Being a portion of the property conveyed to Muse Nashville, LLC, a Tennessee limited liability company by Quit Claim deed from The Fuel Tank, LLC, a Tennessee limited liability company of record in Instrument No. 20191021-0107765 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 2019

Being the same property conveyed to Alexa Rae Anglin and Joseph Scott Anglin, wife and husband by Warranty deed from Muse Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220105-0001884 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on January 05, 2022

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 65 Lindsley Avenue #407, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2023

Alexa Rae Anglin

Alexa Rae Anglin

Joseph Scott Anglin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alexa Rae Anglin and Joseph Scott Anglin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2023.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026