Karen Johnson Davidson County
Batch# 1026972 DEEDWARR
07/17/2023 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20230717-0054758

WARRANTY DEED

CASSIE TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/05/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/11/2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3830

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
FHWS LLC	**NEW OWNER**	082 07 0 544.00
20701 N S cottsdale Rd, S te 241	**20701 N Scottsdale Rd, Ste 241**	
Scottsdale, AZ 85255	Scottsdale, AZ 85255	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

William C. Coleman, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FHWS LLC, a Arizona Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 90B on the Plan of Zone Lot Division Lot No. 90 of Harris Addition to Edgefield of record in Book 21, Page 100, as amended in Plat Book 6200, Page 549, in the Register's Office for said County .

Said Lot No. 90B fronts 25.0 feet on the westerly margin of North 2nd Street and extends back between parallel lines 146.0 feet to an alley in the rear.

Being the same property conveyed to William C. Coleman by Cash Deed for Tennessee deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C of record in Book 8134, page 251, Register's Office for Davidson County, Tennessee, dated June 15, 1990 and recorded on June 19, 1990.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 522B North 2nd St. Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on July 5, 2023.

William C. Coleman

WILLIAM C. COLEMAN

STATE OF TENNESSEE

COUNTY OF Williamson

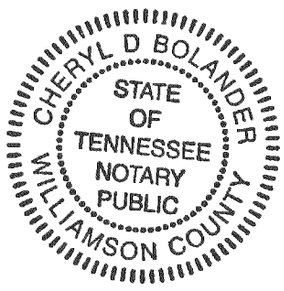
Personally appeared before me, a Notary Public of said County and State, William C. Coleman, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

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

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025



Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 July 5th, 2023 (date of document).

Affiant Signature

July 17th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 17th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025