Karen Johnson Davidson County
Batch# 1044285 DEEDWARR
08/30/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20230830-0068023

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

File #23-TC-0117-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/2/2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
117 Bridgeway, LLC	New Owner	
807 Bradford Ave (NAME)	(NAME)	**044-05-0-217.00**
Nashville TN 37204 (ADDRESS)	(ADDRESS)	
(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, **926 GALLATIN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **117 BRIDGEWAY, 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:

Being Lots Nos. 203 and 204 and the westerly part of Lot No. 202 on the unrecorded Plan of Rayon City, described according to a copy of a survey by John H. Sullivan, August 28, 1958, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard at the common corner of Lots Nos. 204 and 205, said point being 300 feet east of the easterly margin of Keeton Avenue; thence along the southerly margin of said Boulevard in a southeasterly direction 122 feet; thence in a southerly direction 130 feet; thence in a westerly direction 75 feet to the common corner of Lots Nos. 203 and 204; thence along the southerly line of Lot No. 204 in a southwesterly direction 56.7 feet to the corner of Lots Nos. 204 and 205; thence northerly along the line between said Lots, 180.4 feet to the point of beginning.

Being the same property conveyed to 926 Gallatin Partners, a Tennessee General Partnership by Warranty Deed from Gamil K. Kamel and wife, Samia M. Abdalla of record in Instrument No. 20190326-0027197 Register's Office for Davidson County, Tennessee, dated March 25, 2019 and recorded on March 26, 2019.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9400, Page 129, in the Register's Office for Davidson County, Tennessee.
* Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
* No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
* Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **117 Bridgeway Avenue, Old Hickory, TN 37138**.

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 August, 2023.

926 Gallatin Partners, a Tennessee General Partnership

By: _____
Kristin Laine, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kristin Laine, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Managing Partner of 926 Gallatin Partners, a Tennessee general partnership, the within named bargainor, a general partnership, and that she as Managing Partner, executed the foregoing instrument for the purpose therein contained by personally signing the name of the general partnership as Managing Partner.

Witness my hand, at office, this 25th day of August, 2023.

_____
Notary Signature
My commission expires: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/25/2023.

D. Shayne Adair

8/29/2023
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 29 day of August, 2023.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026