Karen Johnson Davidson County
Batch# 1048047 DEEDWARR
09/11/2023 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $4,969.10
20230911-0070783

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21477-AP

STATE OF ~~TENNESSEE~~ SC South Carolina
COUNTY OF Charleston

The actual consideration or value, whichever is greater, for this transfer is $1,343,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2023.

Notary Public
My Commission Expires: 6/28/2025

SHAWNTORRIA RAYNOR NOTARY PUBLIC SOUTH CAROLINA

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tracy Reif Separate Property Trust dated August 17, 2000 Keith K. Vaux Family Trust dated May 2, 2022 6414 284th Ave, SE Issaquah, WA 98027	Tracy Reif, Trustee 6414 284th Ave. SE Issaquah, WA 98027	100-00-0-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Southern Spaces LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tracy Reif, Trustee of Tracy Reif Separate Property Trust dated August 17, 2000, and Keith K. Vaux, Trustee of Keith K. Vaux Family Trust dated May 2, 2022**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 4A, Section Two, Rowena O'Brien Farm, according to survey and plat of same appearing of record in Book 5210, page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being part of the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from William Michael Massey, a single man, dated May 10, 2022, recorded May 17, 2022, of record in Instrument No. 20220517-0056580, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7407 Indian Creek Road, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2023.

GRANTOR:

Southern Spaces LLC,
a Tennessee Limited Liability Company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Southern Spaces LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of September, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

202309110070783

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 September 7, 2023.

Date

Affiant Signature

9/8/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of September, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025