23-L-280

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1077101 **DEEDWARR**
12/01/2023 09:22 AM 3 pgs
Fees: $18.00 Taxes: $3,581.60

20231201-0092776

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $968,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 23-L-280

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Across the Street, LLC	New Owner	11901016800 and 11901016900
(NAME) 2214 Dortch Ave.	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Sixty-Eight Thousand And No/100 Dollars ($968,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID A WILLIAMS, SR AND WIFE, BARBARA K. WILLIAMS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ACROSS THE STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: (2214 Dortch)

Land in Davidson County, Tennessee, being Lot No. 200 on the map of Overhill City and W.H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County. Said Lot No. 200 fronts 50 feet on the easterly side of Dortch Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to David A. Williams, Sr. by Warranty Deed from Dorris Baggett and husband Bruce Baggett, dated December 11, 1986, recorded December 15, 1986, of record in Book 7069, page 136, Register's Office for Davidson County, Tennessee.

TRACT 2: (2216 Dortch)

Land in Davidson County, Tennessee, being a part of Lot No. 199 on the Plan of Overhill City and W.H. Fox's Subdivision of Lots Nos. 14, 15, 16, 20, 29 and 30, Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Dortch Avenue, at the northwest corner of the property conveyed to the State of Tennessee by deed of record in Book 4367, page 640; thence with said Avenue, North 6 degrees 08 minutes east 20 feet to a point, the northwesterly corner of Lot No. 199 on said plan; thence with the same, South 84 degrees 35 minutes East 150 feet to a point in the westerly margin of an alley; thence with the same, South 6 degrees 08 minutes West 11 feet to the northerly margin of the property conveyed to the State of Tennessee above referred to; thence with the same, South 80 degrees 53 minutes West 125.9 feet to a point; thence North 6 degrees 09 minutes East 222.2 feet to a point; thence North 83 degrees 45 minutes West 30 feet to the point of beginning.

Mobile home that was mentioned on prior conveyance deed was removed from the property in 2015.

Being the same property conveyed to David A. Williams and wife Barbara K. Williams by Deed from Lloyd Richard Rushford, married, dated February 20, 2015, recorded February 24, 2015 of record in Instrument No. 201502240015844, Register's Office for Davidson County, Tennessee.

The addresses included in the legal description are for identification purposes only and are not insured as part of this transaction.

unimproved ☐
This is improved ☒ property, known as 2214 & 2216 Dortch Ave., Nashville, TN 37210
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 30 day of November, 2023.

David A. Williams Sr.
David A Williams, Sr

Barbara K. Williams
Barbara K. Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state David A Williams, Sr and Barbara K. Williams, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 30 day of November, 2023.

Susan Harville
Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON