Karen Johnson Davidson County
Batch# 1088839 DEEDWARR
01/05/2024 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20240105-0001181

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $595,000.00

Affiant

Subscribed and sworn to before me
This 29th day of December, 2023.

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Sam Davis, Jr., et al **2308 Burns Street** **Nashville, TN 37216**	**New Owner**	**083 03 0 199.01**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Southern Exchange and Acquisition, Inc. a Tennessee Corporation, Trustee of The Main Street Land Trust dated April 29, 2018** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Heath Johnson** (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 2 on the plat of 1419 Riverside, of record in Instrument No. 20230828-0067175, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Southern Exchange and Acquisition, Inc. a Tennessee Corporation, Trustee of The Main Street Land Trust dated April 29, 2018 by Quitclaim Deed from Upside, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231229-0100178, in the Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 1419 Riverside Drive, Nashville, TN 37206.

This Conveyance is subject to the following:

1. Taxes for the year 2024 and subsequent years, being liens not yet due and payable.
2. Easement of record in Book 4121, Page 471, said Register's Office.
3. Subject to all matters on Plat Book 20230828-0067175, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 29th day of December, 2023.

Grantor: Southern Exchange and Acquisition, Inc.,
a Tennessee Corporation, Trustee of
The Main Street Land Trust dated April 29, 2018

Robert J. Notestine, III, President

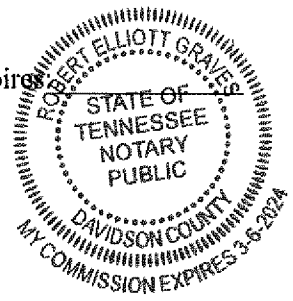
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Robert J. Notestine, III, President of Southern Exchange and Acquisition, Inc.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **President of Southern Exchange and Acquisition, Inc.**, and as such **President,** acknowledged that he is authorized to execute the foregoing instrument on behalf of **Southern Exchange and Acquisition, Inc.,** the within named bargainor, and that he as such **President,** executed the foregoing instrument for the purpose therein contained, by signing the name **Robert J. Notestine, III, President.**

WITNESS my hand and official seal or stamp, this 29th day of December, 2023.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Tonya Loftin, 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 12/29/2023.

Date

Tonya Loftin
Affiant Signature

January 5, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of January, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)