RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson
Batch # 1090979
01/12/2024 09:48:11 AM
Fees: $13.00 Taxes: $821.40

Davidson County
DEEDWARR
2 pgs

20240112-0002690

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $222,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/05/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/27/2025

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COMMISSION

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4741

NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
TN Investment Group LLC	Same as new owner	051-12-0-071-00
2663 Dunstand Place		
Thompson's Station, TN 37179		

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,

Brenda D. Wynn, married

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

TN Investment Group LLC, a Tennessee 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. 9, on the Map of George F. Roth's Subdivision of Lots 19 and 23 of Montague Subdivision, not of record and described as follows:

Beginning at a point on the northeasterly margin of Due West Avenue, 457.5 feet southeast of the southeasterly margin of Millikins Bend Road, being the common corner of Lots 8 and 9, said point also being 215 feet northwest of the northwest margin of Goldilocks Street; thence northeasterly, with the line between Lots 8 and 9; 200 feet to the rear line of Lot 12; thence with the rear line of Lots 12 and 11, southeasterly parallel to the northeast margin of Due West Avenue, 50 feet to a point which is 165 feet northeast of Goldilocks Street; thence southwesterly, parallel to the margin of Goldilocks Street, 200 feet to the northeast margin of Due West Avenue; thence with the margin of said Avenue northwesterly 50 feet to the beginning.

Being the same property conveyed to Jerry L. Wynn and wife, Brenda D. Wynn by Warranty Deed from Rose J. Woods and husband, Don Woods, Dated June 30, 1992 and recorded July 6, 1992 in Book 8668, Page 555, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brenda D. Wynn, unmarried by Quitclaim Deed from Jerry L. Wynn, dated January 15, 2008 and recorded February 13, 2008 in Instrument No. 20080213-0014439, Register's Office of Davidson County, Tennessee.

Brenda D Wynn, now known as, Brenda Wynn Henrick Rosenstone
This property was not a marital residence.

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 property known as 329 East Due West Avenue Nashville, TN 37115

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 January 5, 2024}.

Brenda Wynn Henrick Rosenstone

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, a Notary Public of said County and State, Brenda Wynn Henrick Rosenstone, 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 January 5, 2024.

Notary Public

My Commission Expires: 8/8/2027

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 2023-4741

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027