Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-44-24-1003

Karen Johnson Davidson County
Batch # 1118247 DEEDWARR
04/03/2024 11:20:12 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20240403-0023425

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4527
Parcel ID: 091-07-3D-004.00

Property Address:
1003 51st Avenue North, Nashville, TN 37209

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
First Horizon Bank
12719 Cantrell Rd. #200
Little Rock, AR 72223

Name and Address of New Owner:
Anderson Hudgens Webb et al
735 Fisk Road
Cookeville, TN 38501

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BLOC 51, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ANDERSON HUDGENS WEBB and VIVIANE MAIA WEBB, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY OF 51ST AVENUE NORTH; SEE ATTACHED
THENCE S 88°35'53" W, 59.91 FEET TO A POINT;
THENCE N 01°09'49" W, 57.30 FEET TO A POINT;
THENCE N 87°52'46" E, 59.96 FEET TO A POINT;
THENCE S 01°07'04" E, 58.05 FEET TO THE POINT OF BEGINNING;
CONTAINING 0.07 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to BLOC 51, LLC, a Tennessee Limited Liability Company by Deed dated December 2, 2021 from MICHIGAN AVENUE PARTNERS, LLC, a Tennessee Limited Liability Company, recorded December 9, 2021, in Instrument Number 20211209-0163572, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1003 51st Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 57, page 74 and Plat Book 57, page 75, Register's Office for Davidson County, Tennessee.

3. Charter for Homeowner's Association of record in Instrument Number 20190301-0018912, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160127-0007737 and Instrument Number 20190829-0087497, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 21 day of March, 2024.

BLOC 51, LLC, a Tennessee Limited Liability Company

By: _____
BRIAN BARRON, Member

By: _____
KYLIE BARRON, Member

STATE OF Kentucky
COUNTY OF Jefferson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared BRIAN BARRON & KYLIE BARRON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Members of **BLOC 51, LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that they as such Members, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by BRIAN BARRON & KYLIE BARRON, Members, respectively.

WITNESS my hand and official seal this 21 day of March, 2024.

LISA R DUNHAM
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP17894
My Commission Expires Nov. 2, 2024

Lisa R Dunham
Notary Public

My Commission Expires:
11/02/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $795,000.00.

Affiant

SWORN TO and subscribed before me on this 21st day of March, 2024.

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Notary Public

My Commission Expires:
11-3-25

LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Unit Number 4D of the Homes at 5100 Michigan Avenue, as shown on the site plan attached as Exhibit A to the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Homes at 5100 Michigan Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190829-0087497, amending Instrument No. 20160127-0007737 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.