WARRANTY DEED

Karen Johnson Davidson County
Batch# 1121798 DEEDWARR
04/11/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20240411-0025931

File #24-PA-1718-GER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Preston Michael Graves	**New Owner**	
(NAME)	(NAME)	**071 05 0 260.00**
1718 Edgewood Ave (ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **REFRESHCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRESTON GRAVES, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 15 on the Re-Subdivision of Brooklyn Heights Subdivision of record in Plat Book 9700, Page 4, Register's Office for Davidson County, Tennessee.

Lot No. 15 fronts 50 feet on the Southerly side of Edgewood Avenue and runs back 135 feet between parallel lines to an alley in the rear and measures 50 feet on the Southerly side of Edgewood Avenue and runs back 135 feet between parallel lines to an alley in the rear and measures 50 feet thereon.

Being a part of the same property conveyed to Refreshco, LLC, a Tennessee limited liability company, by Quitclaim Deed from Life-Newberry Leasing Ventures, a Tennessee joint venture, of record in Instrument No. 20090122-0005667, in the Register's Office of Davidson County, Tennessee, dated January 16, 2009 and recorded on January 22, 2009.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Brooklyn Heights Subdivision, as recorded in Plat Book 9700, Page(s) 4.

*Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 452, Page 100; Book 504, Page 477; Book 653, Page 72; Book 777, Page 511 and Book 840, Page 561.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1718 Edgewood Avenue, Nashville, TN 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th day of April, 2024.

REFRESHCO, LLC, a Tennessee Limited Liability Company

By: _____
Zachary Liff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared Zachary Liff, Sole Member of REFRESHCO, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of REFRESHCO, LLC, the within named bargainor, a Limited Liability Company, and that such Zachary Liff, as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office, this 8th day of April, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Joshua A. Terry, 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 4/8/24.

Affiant Signature – Joshua A. Terry

4/11/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/11/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27