This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 5-3310-LB

Karen Johnson Davidson County
Batch# 1130558 DEEDWARR
05/03/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $599.40
20240503-0032471

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is ~~$1.00~~ $102,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2024.

Notary Public
My Commission Expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1614 11th Avenue North Industries, LLC 108 Windyhill St Murfreesboro, TN 37129	New Ower	081 12 0 078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Derrick Barrington Nix**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1614 11th Avenue North Industries, LLC, a Utah Limited Liability Company**, hereinafter called the Grantee(s), his/her/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 the South part of Lot No. 376 and the North part of Lot No. 377, on the Plan of MCGAVOCK'S TOWN of record in Plat Book 21, Page 23, said Register's Office, described as follows:

Beginning on the Easterly margin of Eleventh Avenue North at a point 25 feet 10 inches North of the corner of Lots No. 376 and 377; thence East 88.5 feet, more or less to the West Margin of an alley; thence with the West Margin of Said Alley South 40 feet, more or less, to a point 35 feet North of the corner of Lots Nos. 377 and 378; thence West 96 feet, more or less, to a point in the East margin of Eleventh Avenue, North, said point being 35 feet North of the corner of Lots Nos. 377 and 378; thence North 42 feet, more or less to the beginning.

Being the same property conveyed to Derrick Barrington Nix, by Warranty Deed from Paul William Nix, Jr., Veronica LaVonne Weston, and Tiffany Darlene Williams, of record in Instrument No. 20210722-0098825, in the Register's Office of Davidson County, Tennessee, dated June 21, 2021 and recorded on July 22, 2021.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is ☒ improved or ☐ unimproved property located at: **1614 11th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2024.

GRANTOR:

Derrick Barrington Nix

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derrick Barrington Nix, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 04/29/2024 (date of document).

Affiant Signature

04/29/2024
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 29th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

