Karen Johnson
Batch # 1138447
05/22/2024 03:06:44 PM
Fees: $13.00 Taxes: $2,830.50

Davidson County
DEEDWARR
2 pgs

20240522-0038254

WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/4/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7374-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ryan C. Teasley	NEW OWNER	081-12-0-343.00
(NAME)	(NAME)	
1614 7th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Sixty-Five Thousand And No/100 Dollars ($765,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **AQUILA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RYAN C. TEASLEY, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, 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 Northerly one-half of Lot No. 42 in McGavock's Homestead Addition to Nashville, of record in Book 57, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Northerly one-half of Lot No. 42 fronts 25 feet on the Easterly side of 7th Avenue North, formerly North Vine Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Aquila Properties, LLC, a Tennessee limited liability company by Warranty Deed from Dorothy J. Stallworth a/k/a Dorothy Jean Stallworth, individually and Executrix of the Estate of Willie Lewis Stallworth, Sr., (a/k/a Willie L. Stallworth) of record in Instrument No. 20171026-0109970 Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 26, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1614 7th Avenue North, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 our hands this 21 day of May, 2024.

Aquila Properties, LLC, a Tennessee limited liability company

BY: _____
Hillary Smith, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Hillary Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of Aquila Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that she executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as Authorized Agent.

Witness my hand and official seal this the 21 day of May, 2024.

_____
Notary Public

My Commission Expires: 10/4/2027

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON