This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22526-AP

Karen Johnson Davidson County
Batch# 1144510 DEEDWARR
06/07/2024 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $12,210.00
20240607-0042740

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $3,300,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2024.

Notary Public
My Commission Expires: JUNE 23, 2026

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Bash Ashley Bash 6325 Bresslyn Rd Nashville, TN 37205	New Owners	115-15-0-015

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, **Southern Spaces LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Bash and Ashley Bash, husband and wife,** 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 all of Lot No. 286, Section "P", Plan of West Meade Farms, Inc., according to survey and plat of same appearing of record in Book 2133, page 22, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Southern Spaces LLC, a Tennessee limited liability company by Warranty Deed from Bill J. Hancock, Trustee of the Bill J. Hancock Revocable Trust dated February 26, 2013, as to an undivided fifty percent (50%) Interest, Bill J. Hancock, Individually, as to an undivided Twenty Five Percent Interest (25%), Bonnie L. Hancock, Trustee of the Bonnie L. Hancock Revocable Trust dated February 26, 2013, as to an undivided Twelve and One Half Percent Interest (12.5%), and Bonnie L. Hancock, Individually as to an undivided Twelve and One Half Interest (12.5%), dated February 28. 2023. recorded March 1, 2024, of record in Instrument No. 20230301-0014556, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6325 Bresslyn Road, Nashville, TN 37205**

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 4th day of June, 2024

GRANTOR:

Southern Spaces LLC,
a Tennessee Limited Liability Company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, 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 is the Manager of Southern Spaces LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of June, 2024.

_____
Notary Public
My Commission expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 4, 24 (date of document).

Jennifer L. Pennell

June 6, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

