WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1147752 DEEDWARR
06/17/2024 10:15:13 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20240617-0045055

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
815 13th Ave. S Reverse, LLC	Same as New Owner	
(NAME)	(NAME)	**093-13-0-301.00**
1405 Hawkins St. Unt B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **TINA R. BROWN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **815 13TH AVE. S REVERSE, LLC, A COLORADO LIMITED LIABILITY COMPANY,** 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. 1 on the Plan of EdgeHill Estates, Section 47, as of record in Book 4470. page 8, Register's Office for said County.

Beginning at a monument in the Northerly margin of Hawkins Street, at the Southwesterly corner of the lot herein described; thence leaving said Street, North 09 degrees 19 minutes East, 205 feet to an iron pin in the southerly margin of Alley No. 423; thence with the margin of said alley, South 82 degrees 08 minutes East, East, 34.62 feet to an iron pin in the beginning of a curve; thence around said curve, southeasterly 23.94 feet to an iron pin in the westerly margin of 13th Avenue South; thence with the same South 09 degrees 19 minutes West 179.12 feet to a monument in the beginning of a curve; thence around said curve; southwesterly 30.91 feet to an iron pin in the northerly margin of Hawkins Street; thence with the same North 82 degrees 08 minutes West 30.50 to the point of beginning.

Being the same property conveyed to Michael Buford, unmarried and Tina R. Brown, unmarried by Warranty Deed from Willie Mai Fragier of record in Instrument No. 20000530-0052912 Register's Office for Davidson County, Tennessee, dated May 24, 2000 and recorded on May 30, 2000.

Being the same property conveyed to Tina Brown, unmarried by Quitclaim Deed from Michael Buford, unmarried of record in Instrument No. 20061201-0148737 Register's Office for Davidson County, Tennessee, dated November 14, 2006 and recorded on December 01, 2006.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4470, Page 8, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **815 13th Ave S, Nashville, Tennessee 37203**.

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 13TH DAY OF JUNE, 2024.

Tina Buford

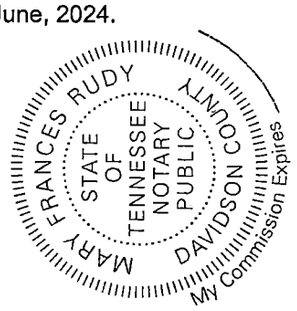
Michael Buford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA BUFORD AND MICHAEL BUFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of June, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212