Karen Johnson Davidson County
Batch # 1167098 DEEDWARR
08/06/2024 03:43:54 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20240806-0060035

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

File No.: P24-7582-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Andrew Pettijohn	Same as new owner	081-16-0-564.00
(NAME)	(NAME)	
1009 11th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Thousand And No/100Dollars ($900,000.00), 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 **ANDREW PETTIJOHN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the north 30 feet of Lot No. 5 in the Narcissa Smith Subdivision of Lot 176 in the McNairy Mansion House Tract, as of record in Book 9, page 1, Register's Office for said County.

Said part of Lot No. 5 fronts 30 feet on the west side of 11th Avenue North, formerly Cumberland Street, and runs back between parallel lines 140 feet to an alley, and being part of the property described by deed of record in Book 4142, page 647, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Aquila Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Kent Basile, unmarried of record in Instrument No. 20180828-0085265 Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on August 28, 2018. See also Deed of Correction recorded October 08, 2020 in Instrument No. 20201008-0117059.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-24-1009

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 1009 11TH 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 2 day of August, 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 2nd day of August, 2024.

_____
Notary Public

My Commission Expires: 10/4/2027

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON