THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748465** Karen Johnson Davidson County Batch# 1172431 DEEDWARR 08/21/2024 08:33:30 AM 3 pgs Fees: $18.00 Taxes: $2,516.00 20240821-0064070	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Affiant Subscribed and sworn to before me, this 20th day of August, 2024. Notary Public My Commission Expires: 7/23/28

TORI MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner: 6114 New York Ave, LLC **935 Keytown Road** **Portland, TN 37148**	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 02 0 078.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Farris, III, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **6114 New York Ave, LLC, a Tennessee Limited Liability Company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 13, Block "B" on the plan of CHEROKEE PARK SUBDIVISION, as of record in Plat Book 161, Page 75, Register's Office of Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of New York Avenue at a point 150 feet East of 62nd Avenue North, formerly 21st Street, thence with the Northerly margin of New York Avenue, Eastwardly thence 25 feet to a point; thence Northwardly 160 feet to the Southerly margin of the alley; thence with said alley Westwardly 25 feet, thence Southwardly 160 feet to the beginning.

Being the same property conveyed to Robert Farris, III, an unmarried man, by Warranty Deed from Ashland Rentals, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231219-0097613, in the Register's Office of Davidson County, Tennessee, dated December 14, 2023 and recorded on December 19, 2023.

The execution of this instrument is affected by the signature of Shira Kingrey as Attorney-in-Fact for Robert Farris, III, which Power of Attorney is recorded in Instrument No. _202408210064069_____ Register's Office for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK SUBDIVISION, as recorded in Plat Book 161, Page(s) 75.

This is improved property located at 6114 New York Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of August, 2024.

Robert Farris III by SK as Attorney-in-fact

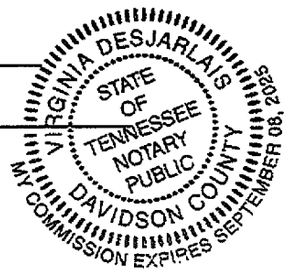
Robert Farris, III by Shira Kingrey, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for Robert Farris, III and they are authorized by Robert Farris, III to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of August, 2024.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 20, 2024** .

Affiant Signature

08/20/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 20, 2024** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY