WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369.000.00 .

Kristin Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2024.

Carmen Coats
Notary Public

COMMISSION EXPIRES: 3/3/26

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1193158 DEEDWARR
10/14/2024 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20241014-0079402

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
20219THAVEN LLC	NEW OWNER	081-03-0-295.00
(NAME)	(NAME)	
1301 Overton St		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Charles M. Draper, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **20219THAVEN LLC, A Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Southerly 42 feet of Lot No. 29 on the Plan of the Subdivision of Lot 11, J.C. Owen's Buena Vista Lots of record in Book 57, page 26, Register's Office for Davidson County, Tennessee.

Said part of Lot 29 fronts 42 feet on the Westerly side of 9th Avenue North, formerly Buena Vista Street, and extends back between parallel lines to 129 feet to an alley.

Being the same property conveyed to Charles M. Draper, unmarried by Warranty Deed from Brittney Forrister, an unmarried woman, of record in Instrument No. 20170918-0095521, dated September 15, 2017 and recorded September 18, 2017, Register's Office for Davidson County, Tennessee.

The Granter is now married, the subject propertywas never a homestead property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **2021 9th Avenue North** (House Number) (Street) | (P.O. Address) | **Nashville, TN** (City or Town) (State) | **37208** (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, successors 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, successors 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 9th day of October, 2024.

Charles M. Draper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the **undersigned, a notary public of the state** and county aforesaid, personally appeared **Charles M. Draper**, 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 as her free act and deed for the purposes therein contained.

WITNESS ~~my~~ hand and seal this 9th day of October, 2024.

Notary Public

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 9. 2024.

Affiant Signature

14th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028