Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 294767 DEEDWARR
10/02/2019 03:23:09 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00

20191002-0100815

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

2019-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$525,000.00~~ $510,000.00

Affiant

Subscribed and sworn to before me this 30th day of September, 2019.

Notary Public
My Commission Expires: 11/8/21

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brian Wong	New Owner	
6929 Quiet Creek Drive		091-12-0-232.00
Bradenton, FL 34212		

WARRANTY DEED

For and in 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, we

612 North LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brian Wong, a single person

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being lot No. 7 on the unrecorded plan of Harwell Property in West Nashville, described as follows:

Beginning in the East margin of Bass Street at a point 300 feet North of Corey Street and running thence in a northerly direction along the East margin of Bass Street 50.0 feet to a point and fronting thus 50.0 feet on the East side of Bass Street and running back Eastwardly between parallel lines (which are also parallel with Corey Street) 200.0 feet to an alley.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-19-612

Being the same property conveyed to Carlyle Carroll by Warranty deed from Michael W. O'Neill of record in Instrument No. 20120417-0032604 Register's Office for Davidson County, Tennessee, dated April 16, 2012 and recorded on April 17, 2012.

Being the same property conveyed to 612 North, LLC, a Tennessee limited liability company by Special Warranty deed from Carlyle Carroll of record in Instrument No. 20180525-0050354 Register's Office for Davidson County, Tennessee, dated April 3, 2018 and recorded on May 25, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **612 41st Avenue North, Nashville, TN 37209**

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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. 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.

[Signatures Commence on the Following Page]

Witness our hands this 27th day of September, 2019.

612 North LLC, a Tennessee limited liability company

By:_____
Jonathan Cohen
Its: Authorized Representative

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jonathan Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Authorized Representative of 612 North, LLC, a limited liability company, and that he is authorized by 612 North LLC to execute this instrument on its behalf.

Witness my hand and official seal at New York, New York, this 27th day of September, 2019.

_____
Notary Public
My Commission Expires:

SAHIL BATHIJA
Notary Public – State of New York
NO. 01BA6370607
Qualified in Nassau County
My Commission Expires Feb 5, 2022

