Karen Johnson Davidson County
Batch# 412308 DEEDWARR
06/09/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20200609-0058944

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1572

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of May, 2020

Notary Public

Commission Expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Margarita A. Nocera 6113 C Louisiana Avenue Nashville, TN 37209	NEW OWNER	091-02-2U-002.00-CO

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, I/WE,

6115 Louisiana Ave LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margarita A. Nocera of the Margarita A. Nocera Revocable Living Trust dated June 23, 2016

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:

Land in Davidson County, Tennessee, being Unit C, together with the appurtenant interest in the common elements of the Louisiana Nations, a horizontal property regime with private elements established by Declaration of Covenants, Conditions, and Restrictions for the Louisiana Nations, a Horizontal Property Regime, in Instrument No. 20190821-0084116, Register's Office for Davidson County, Tennessee, said units being depicted on the Site Plat attached as Exhibit B to the aforementioned Declaration

Being a portion of the same property conveyed to Daniel Eric Mills and Rachel Collins Mills, husband and wife by Warranty Deed from Estes C. Knight, Jr., married, of record in Instrument No. 20180517-0047377, Register's Office for Davidson County, Tennessee, dated May 16, 2018 and recorded on May 17, 2018

Being a portion of the same property conveyed to 6115 Louisiana Ave LLC, a Limited liability company by Warranty deed from Daniel Eric Mills, an unmarried man and Rachel Collins Mills, an unmarried woman of record in Instrument No. 20190521-0048022 Register's Office for Davidson County, Tennessee, dated May 14, 2019 and recorded on May 21, 2019.

Being a portion of the same property conveyed to 6115 Louisiana Ave LLC, a Limited liability company by Quitclaim deed from 6115 Louisiana Ave LLC, a Limited liability company of record in Instrument No. 20190821-0084115 Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on August 21, 2019.

Being a portion of the same property conveyed to 6115 Louisiana Avenue LLC, a Tennessee limited liability company by Quitclaim deed from 6115 Louisiana Avenue LLC, a Tennessee limited liability company of record in Instrument No. 20200210-0015156 Register's Office for Davidson County, Tennessee, dated February 10, 2020 and recorded on February 10, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6113 C Louisiana Avenue, Nashville, TN 37209

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of May, 2020.

6115 Louisiana Ave LLC, a Tennessee Limited Liability Company

By: _____
Keenan Allen, Qualified signor (KA)

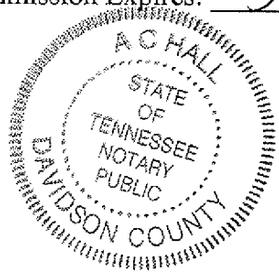
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Keenan Allen, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Qualified signor of 6115 Louisiana Ave, LLC, and that he as such Qualified signor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of May, 2020.

_____
Notary Public
My Commission Expires: 5-2-22

(Notary Seal)



True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022