Karen Johnson Davidson County
Batch# 457359 DEEDWARR
08/14/2020 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20200814-0091266

WARRANTY DEED

Monica Giraldo
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG973637
Expires 3/26/2024

B-C-20-2220

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~DAVIDSON~~ Broward

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 03.26.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peggy Anne Parks	**New owner**	
(NAME) **2220 24th Avenue North**	(NAME) 2220 24th Avenue N	**081-02-2L-002.00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN LAFITTE DESIGNS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PEGGY ANNE PARKS, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 24th Avenue North Residences II, as shown in the Declaration of Covenants, Conditions and Restrictions for 24th Avenue North Residences II of record in Instrument Number 20180621-0059739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Urbangate Development Group LLC, a Tennessee limited liability company by Warranty deed from AJA Properties LLC, a Tennessee limited liability company of record in Instrument No. 20161206-0127727 Register's Office for Davidson County, Tennessee, dated December 5, 2016 and recorded on December 6, 2016.

Being a portion of the same property conveyed to Jean Lafitte Designs LLC, a Tennessee limited liability company by Warranty deed from Urbangate Development Group LLC, a Michigan limited liability company of record in Instrument No. 20180406-0032385 Register's Office for Davidson County, Tennessee, dated April 4, 2018 and recorded on April 6, 2018. and Scrivener's Affidavit recorded on July 9, 2018 and record in Instrument No. 20180709-0066054.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180621-0059739, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180626-0061569, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument Number 20180627-0062231 and Instrument Number 20180627-062232, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2220 24th Avenue North, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 2nd DAY OF MARCH, 2020.

Jean Lafitte Designs LLC, a Tennessee limited liability company

BY:_____
Elizabeth S. Lee
Chief Manager/Member

BY:_____
Michael P. Lee
Secretary/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER/MEMBER of JEAN LAFITTE DESIGNS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of March, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GROVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY/MEMBER of JEAN LAFITTE DESIGNS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SECRETARY/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of March, 2020.

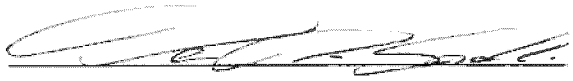
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GROVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

RETURN TO:
Closed Title
1212 East Broward Blvd
Suite 202
Fort Lauderdale, FL 33301

True Copy Certification

I, Devan P. Spinelli, 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.

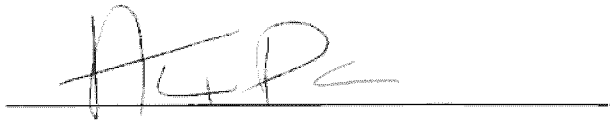


Signature

State of Florida

County of Broward

Personally appeared before me, Devan Spinelli, a notary public for this county and state, [name of person making certification] 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: 05/16/2023

Notary' Seal (if on paper)

