THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $306,000.00
Karen Johnson Davidson County Batch# 473582 DEEDWARR 09/10/2020 02:59:30 PM 3 pgs Fees: $18.00 Taxes: $1,132.20 20200910-0103434	Affiant Subscribed and sworn to before me, this 3rd day of September, 2020. Notary Public My Commission Expires:

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Anna Albanese 1018 C 40th Ave N Nashville, TN 37209	New Owner 20225 Lagente Circle Venice, FL 34293	Tax Parcel ID No. 091-08-0W-003.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **1018 40TH AVE N, LLC , a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANNA ALBANESE, AN UMARRIED WOMAN** ("Grantee"), her 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 Unit No. C on the plan of The Homes at 1018 40th Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 1018 40th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190626-0061805, corrected as Instrument No. 20200515-0050996, and amended as Instrument No. 20200728-0082562, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to JACKSON BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A FIFTY PERCENT (50%) UNDIVIDED INTEREST, AND TO 4M CAPITAL, LLC, A NEVADA LIMITED LIABILITY COMPANY, A FIFTY PERCENT (50%) UNDIVIDED INTEREST, by deed from GEORGE WESLEY HOLDER III, TRUSTEE OF FULL SERVICE RESTORATION INC. MONEY PURCHASE PENSION PLAN SUCCESSOR TO NEARSIDE PROFIT SHARING PLAN, of record as Instrument No. 20190301-0018811, dated February 28, 2019, said Register's Office.

JACKSON BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND 4M CAPITAL, LLC, A NEVADA LIMITED LIABILITY COMPANY, further conveyed said property to 1018 40TH AVE N, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20190723-0072338, dated July 18, 2019, said Register's Office.

This is unimproved property commonly known as: **1018 C 40th Ave N, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that it has 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 Grantee, her 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 3rd day of September, 2020.

1018 40TH AVE N, LLC

Authorized Representative

Roberto Gutierrez, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROBERTO GUTIERREZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of 1018 40TH AVE N, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 3rd day of September, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2020

Notary Public
My Commission Expires: _____

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23