WARRANTY DEED

Karen Johnson Davidson County
Batch# 499466 DEEDWARR
10/20/2020 03:47:14 PM 2 pgs
Fees: $13.00 Taxes: $784.40

20201020-0122327

A-WW-20-3300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
OnedaJoy, LLC	**New Owner**	
(NAME) **711 Lenox Ave**	(NAME)	**059-09-0-167.00**
(ADDRESS) **Miami Beach, FL 33139**	(ADDRESS)	
(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, **W. WRIGHT & CO., LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ONEDAJOY, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** 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 Lot No. 233 on the Plan of Haynes Park Subdivision, Section 3 of record in Plat Book 4460, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 233 fronts 71 feet on the Northerly side of Kings Lane and runs back between lines 352.71 feet on the Easterly side and 357.41 feet on the Westerly side, to a line in the rear, on which it measures 103.70 feet thereon.

Being the same property conveyed to W. Wright and Co., LLC by Warranty deed from Courtenay Frances Bray, unmarried of record in Instrument No. 20170517-0048764 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 17, 2017.

This conveyance is subject to:
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 185, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4707, Page 766, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5002, Page 180, in the Register's Office for Davidson County, Tennessee.
- Easement set out in Deed of record in Book 4794, Page 934, 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: **3300 Kings Lane, Nashville, Tennessee 37218**.

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 16th DAY OF OCTOBER, 2020.

W. Wright & Co., LLC

BY: _____
Waddell Wright
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WADDELL WRIGHT, 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 SOLE MEMBER of W. WRIGHT & CO., LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as SOLE MEMBER.

Witness my hand and official seal, this the 16th of October, 2020.

_____
Notary Public
My Commission Expires:
(SEAL)

Notary Public State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212