Karen Johnson Davidson County
Batch# 522285 DEEDWARR
12/01/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20201201-0139192

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
2611B Airpark Drive, LLC 203 Point East Drive Nashville, TN 37216	2611B Airpark Drive, LLC 203 Point East Drive Nashville, TN 37216	084-01-0-063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brady Development Group, LLC, a Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **2611B Airpark Drive, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, 2611 Airpark Drive Homes, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number _____202012010139189_____, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said units.

Being part of the same property conveyed to Brady Development Group, LLC, a Texas Limited Liability Company by Warranty deed from William C. Mason of record in Instrument No. 20190718-0070392 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on July 18, 2019.

Being also known as 2611 Airpark Drive, Unit B, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of November, 2020.

Brady Development Group, LLC, a Texas Limited Liability Company

By: _____(SEAL)
Michael Brady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Matthew Anderson of the state and county mentioned, personally appeared Michael Brady, 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 Authorized Signatory of Brady Development Group, LLC, the within named bargainor, a Limited Liability Company, and that such Michael Brady as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Nashville, TN, this 19th day of November, 2020.

_____
Notary Signature

Printed Name: Matthew Anderson

My commission expires: 07/03/2023

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
19th day of November, 2020.

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2020-320

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY