WARRANTY DEED

Karen Johnson Davidson County
Batch# 531035 DEEDWARR
12/11/2020 11:10:36 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20201211-0145456

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$699,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF ~~NOVEMBER~~ December 2020.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Carl Parker & **Lauren Lee Parker**	New Owner	**105-07-4Y-002.00CO**
(NAME) **522 Moore Avenue**	(NAME)	**Out of**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	**105-07-0-281.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN CARL PARKER AND LAUREN LEE PARKER, HUSBAND AND WIFE**, 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 B, of the Homes at 520 Moore Avenue, as shown on Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions for the Homes at 520 Moore Avenue a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20200113-0004492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit. The easements, restrictive covenants, conditions, and regulations imposed upon the Homes at 520 Moore Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20200113-0004492, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the property conveyed to Nashville Now Investments, LLC, a Tennessee limited liability company by Warranty Deed from U-Lead International, LLC, a Tennessee limited liability company, dated October 24, 2019, recorded November 12, 2019, of record in Instrument Number 20191112-0116257, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **522 Moore Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37203** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2020 real property taxes have been paid, prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 137, page 91 and Exhibit B of Instrument No. 20200113-0004492, said Register's Office; (c) Restrictions of record in Instrument No. 20200113-0004492 and Instrument No. 20200616-0061531, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-CTN-20-5228

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 do 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 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 hand this 4th day of December 2020.

Nashville Now Investments, LLC

By: Pam McBroom

Pam McBroom, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Pam McBroom, Authorized Agent, with whom I am personally acquainted, and who upon oath, acknowledged herself to be Authorized Agent of Nashville Now Investments, LLC, the within named bargainor, a Tennessee limited liability company and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent.

WITNESS my hand and official seal at Brentwood, Tennessee, this 4 day of December 2020.

Kathleen Dotson
Notary Public

My Commission Expires:

3-10-2024

KATHLEEN DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY