Name and Address of New Owner:
908B Nashville, LLC
165 E. 72nd Street, Apt. 14A
New York, NY 10021

Send Tax Bills To:
908B Nashville, LLC
SAME

This Instrument Prepared By:
Regina V. Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092040N00200CO

Karen Johnson Davidson County
Batch# 532907 DEEDWARR
12/14/2020 12:37:30 PM 2 pgs
Fees: $13.00 Taxes: $1,938.80
20201214-0146853

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, **90814 LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **908B Nashville, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee :

Being Unit B of the 908 14th Ave North Townhomes, a Horizontal Property Regime with private elements, of record as Instrument No 20190821-0084158, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 90814, LLC by Quitclaim Deed from Robert Schenerlein, recorded on December 9, 2019, of record in Instrument No. 20191209-0126802, Register's Office for Davidson County, TN.

Being a portion same property conveyed to Robert Schenerlein by Quitclaim Deed from Jason Griffith and Robert Schenerlein, recorded on August 20, 2019, of record in Instrument No. 20190820-0083647, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to Jason Griffith and Robert Schenerlein by Warranty Deed from Fed Development, LLC, recorded on February 11, 2019, of record in Instrument No. 20190211-0012725, Register's Office for Davidson County, TN.

Being the same property conveyed to Fed Development, LLC by Warranty Deed from Rosezella Lisa, Nathan Kindall, and David Eli Nathan, recorded on October 21, 2014, of record in Instrument No. 20141021-0097027, Register's Office for Davidson County, TN.

This is improved property known as 908A 14th Ave., Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 4th day of December, 2020.

90814 LLC, a Limited Liability Company

By:_____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Regina Sullo of the state and county mentioned, personally appeared John A. Bell, Jr., 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 Agent of 90814 LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson Co., this 4th day of December, 2020.

Regina V Sullo
Notary Signature

My commission expires: 11-8-22

REGINA V SULLO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

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 $524,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

REGINA V SULLO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Sworn to and subscribed before me this 4th day of December, 2020.

Regina V Sullo
Notary Public
My commission expires: 11-8-22
File No. 2020-1813

True Copy Certification

I, John A Bell Jr., 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 TN
County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. 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: 3-8-2021
Notary Seal (if on paper)

REGINA LOWDEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

202012140146853