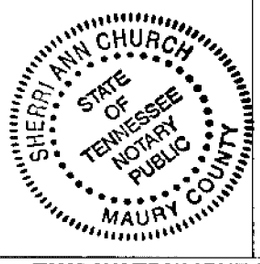
Karen Johnson Davidson County
Batch# 559686 DEEDWARR
01/25/2021 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210125-0010295

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 20th day of January, 2021. Notary Public My commission expires: 2-25-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Price Mentzel Kloess	F&M Bank	083-07-1C-001.00-CO
803 A Washington Avenue	50 Franklin Street	
Nashville, TN 37206	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BOLDER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRICE MENTZEL KLOESS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 803 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 803 Washington Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191230-0134180 being shown on plat attached thereto as Exhibit "B" in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Joel Greene by Warranty deed from Music City Holdings, LLC a Texas Limited Liability of record in Instrument No. 20181029-0106844 Register's Office for Davidson County, Tennessee, dated October 16, 2018 and recorded on October 29, 2018.

Being a portion of the same property conveyed to Bolder Development, LLC, a Delaware Limited Liability Company by Warranty deed from Joel Greene, a married man of record in Instrument No. 20191230-0134178 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 30, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 803 A Washington Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of January, 2021.

Bolder Development LLC, a Delaware Limited Liability Company

By: _____, Sole Member
Sinan Dursun, Sole Memeber

STATE OF VIRGINA
COUNTY OF FAIRFAX

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sinan Dursun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Builder Development, LLC, a Delaware Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of January, 2021.

_____
Notary Public CYNTHIA S TRAN

My Commission Expires: 01-31-2024
My Comm. Number: 7862082

CYNTHIA S TRAN
Notary Public
Commonwealth of Virginia
Registration No. 7862082
My Commission Expires Jan 31, 2024



Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)