Karen Johnson Davidson County
Batch# 579202 DEEDWARR
02/26/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,898.10
20210226-0024435

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $513,000.00 Affiant Subscribed and sworn to before me, this 12th day of February, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Matthew Hinricher 1240 2nd Ave S, Apt #2 Nashville, TN 37210	Send Tax Bills to: Matthew Hinricher 7505 Boone Ave Baton Rouge, LA 70808	Tax Information: Tax Parcel ID No. 105-03-0K-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL GOMEZ, A MARRIED MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MATTHEW HINRICHER, AN UNMARRIED MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A2 on the plan of Dwell Lofts - 2nd Avenue South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Dwell Lofts - 2nd Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160111-0002907 and amended in Instrument No. 20160919-0098267, Instrument No. 20171204-0123408 and Instrument No. 20180319-0025594, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MICHAEL GOMEZ, ARIEL MUNOZ AND CHAD MATTSON, by deed from DWELL INVESTMENT GROUP, LLC, of record in Instrument No. 20170706-0067737, dated June 27, 2017, said Register's Office. Being further conveyed to MICHAEL GOMEZ, by quitclaim deed from MICHAEL GOMEZ, ARIEL MUNOZ AND CHAD MATTSON, of record in Instrument No. 20190122-0006180, dated January 17, 2019, said Register's Office.

The spouse of MICHAEL GOMEZ was not required to convey her marital interest in this property due to it being an investment property and has no homestead rights.

This is improved property commonly known as: **1240 2nd Ave S, Apt #2, Nashville, TN 37210**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2021.

MICHAEL GOMEZ

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL GOMEZ**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of February 2021.

JENNIFER S. GRANEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23