Karen Johnson Davidson County
Batch# 585224 DEEDWARR
03/05/2021 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $993.45
20210305-0029056

# WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2022

B-BMR-21-1800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,500.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Mindful Home Solutions II, LLC** (NAME) | **New owner** (NAME) | |
| **707 Main Street, Ste. 165** (ADDRESS) | (ADDRESS) | **094-02-0-128.00** |
| **Nashville, TN 37206** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIM'S PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MINDFUL HOME SOLUTIONS II, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 1/2 of Lot No. 135 on the Plan of United Electric Railway Company's Addition, of record in Plat Book 161, page 8, Register's Office for said County. Said part of Lot No. 135 fronts 32 1/2 feet on the Southerly side of East Side and runs back between parallel lines with the Easterly margin of South 18th Street, 150 feet to an alley.

Being the same property conveyed to Timothy M. Kenefick, a married man, and Jill R. Block, a married woman, as tenants in common by Warranty deed from Robert O'Malley and wife, Betty O'Malley of record in Instrument No. 20050901-0105006 Register's Office for Davidson County, Tennessee, dated August 31, 2005 and recorded on September 01, 2005.

Being a portion of the same property conveyed to Tim's Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from William D. Block and wife, Jill Rochlitz Block (also known as Jill R. Block), and Timothy M. Kenefick of record in Instrument No. 20051122-0141071 Register's Office for Davidson County, Tennessee, dated November 21, 2005 and recorded on November 22, 2005.

Being a portion of the same property conveyed to Tim's Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Jill Rochlitz Block and Timothy Kenefick, being all the remaining partners of Tim's Properties, G.P., a/k/a Tim's Properties GP, a Tennessee General Partnership which has been dissolved of record in Instrument No. 20170301-0020355 Register's Office for Davidson County, Tennessee, dated March 01, 2017 and recorded on March 01, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1800 Eastside Avenue, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF FEBRUARY, 2021.

Tim's Properties, LLC

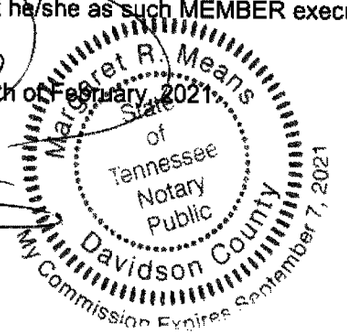
BY: _____
Timothy Kenefick
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY KENEFICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of TIM'S PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

