Karen Johnson Davidson County
Batch# 587316 DEEDWARR
03/08/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20210308-0030272

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2021.

Notary Public

My commission expires: 3·17·2024

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:
Jacob Matt Jennifer Matt	New Owner(s)	103-02-3F-005.00-CO
110 Oceola Ave Unit 5		
Nashville, TN 37209		

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, **OCEOLA PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB MATT AND JENNIFER MATT**, 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 No. 5 on the Plan of Oceola Park Townhomes, a horizontal property regime, Planned Unit Development, of record in Instrument No. 20190813-0080796 and, as First Amended in Instrument No. 20200325-0032605 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 the same property conveyed to 265 White Bridge Road, LLC by Warranty deed from Patricia Byrn Litow and Elizabeth Byrn Fox and David Patricia Fox of record in Instrument No. 20140512-0040412 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on May 12, 2014.

Being the same property conveyed to 265 White Bridge Road, LLC, a Tennessee Limited Liability Company by warranty deed from Johnny Leon Barnhill, unmarried of record in Instrument No. 20150727-0073877 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 27, 2015.

Being the same property conveyed to 265 White Bridge Road Partnership, a Tennessee general partnership by quitclaim deed from 265 White Bridge Road, LLC, a Tennessee limited liability company, comprised of Karl E. Peters and Abbas Taherian of record in Instrument No. 20180215-0014819 Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on February 15,2018.As Deed of Correction recorded on August 31, 2018, recorded in Instrument No. 20180831-0086724.

Being a portion of the same property conveyed to Oceola Park, LLC, a Florida Limited Liability Company by General Warranty deed from 265 White Bridge Road Partnership, a Tennessee General Partnership of record in Instrument No. 20190322-0026426 Register's Office for Davidson County, Tennessee, dated March 21, 2019 and recorded on March 22, 2019.

Being a portion of the same property conveyed to Oceola Park, LLC by Quitclaim deed from Oceola Park, LLC, a Florida Limited Liability of record in Instrument No. 20190722-0071703 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 22, 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 110 Oceola Avenue 5, Nashville, TN 37209, 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 5th day of March, 2021.

Oceola Park, LLC, a Florida Limited Liability Company

By: _____
Dan Hughes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dan Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Oceola Park, LLC, a Florida 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 5th day of March, 2021.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: March 17, 2024