WARRANTY DEED

Karen Johnson Davidson County
Batch# 592248 DEEDWARR
03/15/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,636.25
20210315-0034104

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $712,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF MARCH 2021.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Sotelo	New Owner	**105-07-4Y-001.00CO**
(NAME)	(NAME)	
520 Moore Avenue		**Out of**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		**105-07-0-281.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIAIBILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON SOTELO, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, 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 A, of the Homes at 520 Moore Avenue, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for the Homes at 520 Moore Avenue, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20200113-0004492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of the Homes at 520 Moore Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20200113-0004492, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nashville Now Investments, LLC, a Tennessee limited liability company by Warranty Deed, from U-Lead International, LLC, a Tennessee limited liability company, dated October 24, 2019, recorded November 12, 2019, of record in Instrument Number 20191112-0116257, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **520 Moore Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37203** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2021 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 137, page 91 and Exhibit B of Instrument Number 20200113-0004492, said Register's Office; (c) Restrictions of record in Instrument Number 20200113-0004492 and Instrument Number 20200622-0066783, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 12th day of March 2021.

Nashville Now Investments, LLC

By: Pam McBroom

Pam McBroom, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Pam McBroom, with whom I am personally acquainted, and who upon oath, acknowledged herself to be Authorized Agent of Nashville Now Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent.

WITNESS my hand and official seal at Brentwood, Tennessee, this 12 day of March, 2021.

Notary Public

My Commission Expires: 3-10-2024

KATHLEEN DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202103150034104

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.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23