Karen Johnson Davidson County
Batch# 607396 DEEDWARR
04/06/2021 11:33:43 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63
20210406-0044862

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Daniel R. Rodriguez 2325 23rd Avenue North B Nashville, TN 37208	Same as New Owner	081-02-2O-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **McClish Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel R. Rodriguez, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Unit B of the Plan of Declaration of Covenants, Conditions and Restrictions for 2325 23rd Avenue North Residences, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of record in Instrument Number 20181129—0116604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By—laws and Charter for the administration thereof, and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the By-Laws, of record as Instrument Number 20181129—0116604, Register's office for Davidson County, Tennessee.

This is the same legal description as the previous conveyance.

Being the same property conveyed to McClish Properties, LLC, a Tennessee Limited Liability Company, from Devan McClish, by Quitclaim Deed dated July 30, 2019, and recorded August 02, 2019, of record in Instrument No. 20190802-0076693, Register's Office for Davidson County, Tennessee.

Improved Property known as: 2325B 23rd Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of March, 2021.

McClish Properties, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Devan McClish, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Matthew Anderson of the state and county mentioned, personally appeared Devan McClish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of McClish Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Devan McClish as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of March, 2021.

Notary Signature

Printed Name: Matthew Anderson

My commission expires: 07-03-2023

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $289,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 31 day of March, 2021.

Notary Public
My commission expires: 8-21-2023
File No. 2021-437

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023