WARRANTY DEED

Karen Johnson Davidson County
Batch# 611500 DEEDWARR
04/09/2021 02:48:14 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20210409-0047701

JM-SB-MRE-21-600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANIEL ELLSWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2024

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)
MRE OZ Fund, LLC	**NEW OWNER**	
(NAME)	(NAME)	**091-12-0-238.00**
881 Tyne Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **SONDRA F MORRIS, EXECUTRIX FOR THE ESTATE OF ROBERT N. MOORE, JR. AND SONDRA F MORRIS, INDIVIDUALLY AS DEVISEE ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MRE OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 in the Subdivision of the land of Mrs. Mary Harwell, which Subdivision is not of record. Said Lot No. 1 begins at a point the Northeast corner of Delaware Avenue (formerly Correy Street) and 41st Avenue (formerly Bass Street) running thence with the East margin of 41st Avenue in a Northerly direction 50 feet, thence in an Easterly direction and parallel with Delaware Avenue 200 feet to the West margin of a 25 foot alley, thence with the West margin of said alley in a Southerly direction 50 feet to the Northwest corner of said alley and Delaware Avenue, thence with the North margin of Delaware Avenue in a Westerly direction 200 feet to the point of beginning.

Being the same property conveyed to Robert N. Moore, Sr. by Warranty deed from Mary E. Davis and James A. Scandrick, Jr. of record in Book 7018, page 330, Register's Office for Davidson County, Tennessee, dated October 17, 1986 and recorded on October 24, 1986.

Robert N. Moore, Sr., having since died on January 3, 1989 and subject property having vested in his son, Robert N. Moore, Jr., pursuant to the Last Will and Testament of Robert N. Moore, Sr., entered February 21, 1989, Case No. P-89-2318, Chancery Court of Williamson County, Tennessee, Probate Division.

Subsequently, Robert N. Moore Jr., died on February 28, 2017, and Letters Testamentary having issued on April 4, 2017, to Sondra F. Morris, Executor, pursuant to the Last Will and Testament of Robert N. Moore, Jr., Case No. 2017-PR-9060, Chancery Court of Williamson County, Tennessee, Probate Division.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 41st Ave N, Nashville, Tennessee 37209**.

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 7th DAY OF APRIL, 2021.

Estate of Robert N. Moore, Jr.

BY: Sondra F Morris Ex.
Sondra F. Morris
Executrix

Sondra F Morris
Sondra F Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONDRA F. MORRIS, EXECUTRIX of the ESTATE OF ROBERT N. MOORE, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal this the 7th of April, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 7th of April, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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