Karen Johnson Davidson County
Batch# 663429 DEEDWARR
06/23/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20210623-0085213

Prepared from information furnished by the parties

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Housing Quick Fix Associates, LLC	NEW OWNER	Map: 133160A03900
(NAME) P.O. Box 110121	(NAME)	
(ADDRESS) Nashville, TN 37222	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($125,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MENENIAL PROPERTY PARTNERS, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HOUSING QUICK FIX ASSOCIATES, LLC,

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:

BEING Unit No. E-1, of Barcelona Condominiums, now known as Harding Glen Condominiums, created under Title 66, Chapter 27, Sections 101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; as amended in Book 9397, Page 814; Book 10111, Page 301, and Book 11509, Page 965; Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominiums, now known as Harding Glen Condominiums, as set forth in Exhibit A-2 to the Master Deed, of record in Book 6400, Page 801, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Menenial Property Partners, LLC, by deed from Leland D. Watts, married, of record in Instrument No. 20160404-0032093, dated April 1, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing in Master Deed of record in Book 6400, Page 801, as amended in Book 9397, Page 814, and Book 11509, Page 965, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 270 Tampa Drive, E-1, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 22nd day of June, 2021.

Menenial Property Partners, LLC
By: Relentless Integrity, LLC, its Sole Member
By: The Wimberly Family Trust, U/A dated February 28, 2019, its Sole Member

By: Jerry Wimberly, Manager

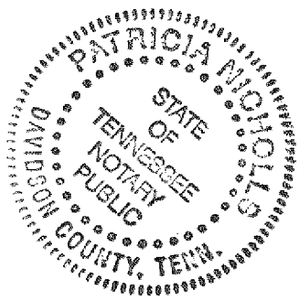
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Jerry Wimberly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to be the Manager of Relentless Integrity, LLC, Sole Member of Menenial Property Partners, LLC, the within named bargainer, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of June, 2021.

My commission expires: 3/6/24

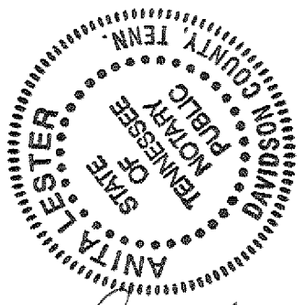
Notary Public



Certification of Recorded Documents

I, Patricia Nicholls, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 22, 2021.

(AFFIANT) – Patricia Nicholls



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of June, 2021.

My commission expires: 10-2-23

Notary Public