WARRANTY DEED

Karen Johnson Davidson County
Batch# 673801 DEEDWARR
07/09/2021 10:24:33 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20210709-0092730

STATE OF North Carolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: May 23rd, 2024
(AFFIX SEAL)

LAMARI I CUNNINGHAM
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires May 23, 2024

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0401-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Katherine DeBell	Katherine DeBell	091-06-0C-001.00-CO
(NAME) 1301 60th Ave N.	(NAME) 1301 60th Ave N.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ten Thousand And No/100 Dollars ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MEADOWBROOK INVESTMENTS, LLC, A VA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE DEBELL,** 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 6000 Louisiana Avenue Townhomes, of record in Master Deed in Instrument No. 20070615-0072058, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Meadowbrook Investments, LLC, a Va Limited Liability Company by Warranty deed from Ravshan Ashurov, a married man of record in Instrument No. 20201123-0137181 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 23, 2020.

This is:

unimproved ☐

improved ☒ property, known as 1301 60th Ave N., Nashville, TN 37209

(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 7th day of July 2021, ____.

Meadowbrook Investments, LLC, a Va Limited Liability Company

BY: _____

John D. Debell, Jr.
Managing Member

State of North Carolina
County of Mecklenburg

Before me, a Notary Public of the state and county mentioned, personally appeared John D. DeBell, Jr., 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 the Managing Member of Meadowbrook Investments, LLC, the within named bargainor, a limited liability company, and that such Managing Memberor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as John D. DeBell, Jr., managing member.

Witness my hand, at office, this 7th day of July, 2021.

_____
Notary Public

My Commission Expires: May 23rd 2024

LAMARI I CUNNINGHAM
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires May 23, 2024