Karen Johnson Davidson County
Batch# 674276 DEEDWARR
07/09/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20210709-0092744

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203**<br><br>MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023 | STATE OF Tennessee )<br>COUNTY OF Davidson )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $490,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of July, 2021.<br><br>Notary Public<br>My Commission Expires: |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Reinvest the Wheel, LLC<br>2403 Jefferson Street, Unit F<br>Nashville, TN 37208 | Send Tax Bills to:<br>New Owner<br>1710 Oakview Cv<br>Niceville, FL 32578 | Tax Information:<br>Tax Parcel ID No.<br>092-03-0E-006.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFERSON ST PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **REINVEST THE WHEEL, LLC, AN OHIO LIMITED LIABILITY COMPANY** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Unit No. "F" on the plan of Homes at 2403 Jefferson Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2403 Jefferson Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200128-0010107 and amended in Instrument No. 20200129-0010709, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.**

**Being a portion of the same property conveyed to JEFFERSON ST PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MONA P. KELLEY, A SINGLE PERSON, of record in Instrument No. 20190919-0095191, dated September 17, 2019, said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20200128-0010105, said Register's Office.**

**Being a portion of the same property conveyed to JEFFERSON ST PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CREAM CITY DEVELOPMENT, LLC, of record in Instrument No. 20190919-0095192, dated September 17, 2019, said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20200128-0010105, said Register's Office.**

This is unimproved property commonly known as: **2403 Jefferson Street, Unit F, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of June, 2021.

**JEFFERSON ST PARTNERS, LLC**

Authorized Representative

Roberto Gutierrez, Authorized Representative

STATE OF Tennessee )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROBERTO GUTIERREZ**, 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 Authorized Representative of **JEFFERSON ST PARTNERS, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 30th day of June, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

**Tennessee Certification of Electronic Document**

I, Margaret Philpott, 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 6/30/2021 (date of document).

Affiant Signature

6/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 5, 2025

NOTARY'S SEAL

