Karen Johnson Davidson County
Batch# 679300 DEEDWARR
07/19/2021 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20210719-0096560

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $382,500.00. Affiant Subscribed and sworn to before me, this the 14th day of July, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Artur Chimchirian	New Owner(s)	041-08-0-037.00
1200 Broadway #2103		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AIMEE NOWLING, AN UNMARRIED WOMAN AND RON MATURO, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTUR CHIMCHIRIAN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Part of Lot No. 3 on the Map of the lands of K. J. Morris, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Acres Subdivision, Section 1, not of record, described, according to a survey made by George W. Watkins, Surveyor, July 15,1952, as follows:

Beginning at a point on the Southwesterly margin of Old Hickory Boulevard at the Northeast corner of Lot No. 14 on the Hickory Acres Plan, said point according to said survey, being also 1766.6 feet, more or less, Westerly from the Westerly margin of State Highway No. 11; thence with the line between said Lot Nos. 13 and 14, Southwesterly 245 feet, more or less, to the common corner of Lot Nos. 12, 13 and 14; thence with the line between said Lot Nos. 12 and 13, Northwesterly 200 feet, more or less, to a point on the Southeasterly margin of Hickory Drive; thence with the margin of said drive, North 45 degree 56 minutes East 210 feet, more or less, to the beginning of a curve; thence around said curve in a Northeasterly direction 39.39 feet, more or less, to a point on the Southwesterly margin of said Blvd.; thence with the margin of said Blvd., South 41 degree 12 minutes East 145.00 feet, more or less, to the beginning.

Being the same property conveyed to Prosperitas Partners, LLC by Warranty deed from Jack Straw Properties, LLC of record in Instrument No. 20150513-0044079 Register's Office for Davidson County, Tennessee, dated May 8, 2015 and recorded on May 13, 2015.

Being the same property conveyed to Trent Properties, LLC by Warranty deed from Prosperitas Partners, LLC of record in Instrument No. 20181030-0107470 Register's Office for Davidson County, Tennessee, dated October 25, 2018 and recorded on October 30, 2018.

Being the same property conveyed to Aimee Nowling, Allen Bradshaw and Ron Maturo, as Tenants in common with right of survivorship by Warranty deed from Trent Properties LLC, a Tennessee limited liability company of record in Instrument No. 20191119-0119457 Register's Office for Davidson County, Tennessee, dated November 13, 2019 and recorded on November 19, 2019.

Being the same property conveyed to Aimee Nowling, a single person and Ron Maturo, a married man by Quitclaim deed from Aimee Nowling, a single person Allen Bradshaw, married to Laurie Bradshaw and Ron Maturo, married to Diane Maturo of record in Instrument No. 20210311-0032418 Register's Office for Davidson County, Tennessee, dated March 03, 2021 and recorded on March 11, 2021.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1199 Old Hickory Boulevard, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of July, 2021.

Aimee Nowling **Ron Maturo**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aimee Nowling and Ron Maturo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of July, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/14/2021 (date of document).

Affiant Signature

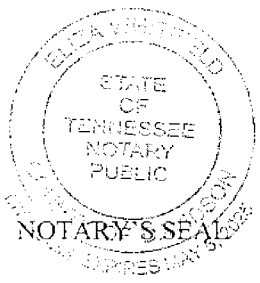
07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of July 2021.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025