Karen Johnson Davidson County
Batch# 712021 DEEDWARRSP
09/08/2021 03:11:30 PM 5 pgs
Fees: $28.00 Taxes: $10,730.00
20210908-0120510

36454

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36454-07-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,900,000.00. Affiant Subscribed and sworn to before me, 27th day of August, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner: Dr. Jaime A. Romero Eva Angelina Romero 1718 Charlotte Ave and 409 Fisk Street Nashville, TN 37203	**Send Tax Bills To:** Dr. Jaime A. Romero and Eva Angelina Romero 1707 State St. ste 100 Nashville TN 37203	**Tax Information:** Map and Parcel No.: 09212002100 & 09208013100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **D & T Medical Properties, LLC**, a limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dr. Jaime A. Romero and Eva Angelina Romero** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1718 Charlotte Ave and 409 Fisk Street, Nashville, TN, 37203

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

And Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

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, the corporate party by its duly authorized officer(s) on the 27th day of August, 2021.

D & T Medical Properties, LLC,
a Tennessee limited liability company

BY: _____
David H. McCord, Chief Manager and Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named David H. McCord, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that David H. McCord is the Chief Manager and Sole Member of D & T Medical Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 27th day of August, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

PARCEL 1:

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT I:

Being No. 8 in Dr. John R. Hudson's Plan of Lots, as of record in Plat Book 21, page 136, in the Register's Office for said County, Said Lot No. 8 fronts 50 feet on the northerly side of Cedar Street, and runs back between parallel lines 160 feet to an alley.

LESS AND EXCEPT that tract or strip of land conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 4516, page 216, said Register's Office, described as fronting 50 feet on the (then) present northerly margin of Charlotte Avenue, formerly Cedar Street, and running back between parallel lines 42 feet to the (then) new relocated northerly margin of Charlotte Avenue on which it measures 50 feet thereon.

TRACT II:

Being Lot No. 9 on the Plan of John R. Hudson's Addition, as of record in Book 21, page 136, Register's Office for said County. Said Lot No. 9 fronts 50 feet on the northerly side of Charlotte Avenue, formerly Cedar Street, and runs back between parallel lines 160 feet to an alley.

LESS AND EXCEPT that strip or parcel of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4516, page 212, said Register's Office, described as fronting 50 feet on the (then) present northerly margin of Charlotte Avenue, formerly Cedar Street, and running back between parallel lines, 42 feet to the (then) new relocated northerly margin of Charlotte Avenue on which it measures 50 feet thereon.

TRACT III:

Land in Davidson County, Tennessee, being the remainder not used for the widening of Project 68-R-43, Charlotte Avenue, of Lot No. 10 on the Map of John H. Hudson's Addition, as of record in Book 21, page 136, Register's Office for said County. The remainder described as follows:

Beginning at the rear common corner of Lots No. 9 and 10 on said Map; thence Westwardly 57 feet along the North or rear line of Lot No. 10 to a point on the East margin of 18th Avenue, North; thence in a Southerly direction, a distance of 136.9 feet, more or less, along a circular 22 deg. 30' curve of 256.3 feet radius; thence in an easterly direction, a distance of 25.6 feet, more or less, along a circular curve of 25-foot radius and tangent to both the 22 deg. 30' curve and a line parallel to and at a perpendicular distance of 42 feet from the Old Northerly margin of Charlotte Avenue to a point on the line between Lots Nos. 9 and 10 on said Map: thence Northwardly 118 feet along said lot line to the point of beginning and containing 4425.6 square feet, more or less.

Being the same property conveyed to D & T Medical Properties, LLC by deed dated June 23, 2004 from Griner Properties, LLC of record in Instrument No. 20040630-0078048, Register's Office for Davidson County, Tennessee.

PARCEL 2:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Dr. John R. Hudson's Addition to Nashville, as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 531/2 feet on the westerly side of Hudson Street and runs back between lines 150 feet to an alley, Hudson Street now being Fisk Street.

Being the same property conveyed to Dr. David H. McCord by deed dated September 13, 2005 from James Brown and Lisa Brown, d/b/a, Fam Night, a sole proprietorship, of record in Instrument No. 20050914-0110541, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 7, 2005 of record in Instrument No. 20051121-0140622, Register's Office for Davidson County, Tennessee, Dr. David H. McCord conveyed subject property to D&T Medical Properties, LLC.

This conveyance is made subject to:

1. 2021 City/County Taxes a lien, but not yet due and payable, and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 21, page 136, Register's Office for Davidson County, Tennessee. (PARCEL 1 & 2)
3. Temporary Construction Easement contained in Deeds of record in Book 4516, page 212 and Book 4516, page 216, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 8/27/2021.

GEORGE E. MUDTER, JR.
Dated 8/27/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

