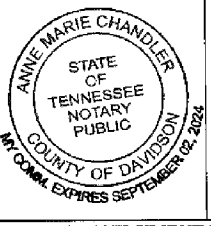
Karen Johnson Davidson County
Batch# 731706 DEEDWARR
10/08/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,523.03
20211008-0135255

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $681,900.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2021.

Notary Public

My commission expires: 09/02/2024

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:
402 Cleveland Street #5, LLC	New Owner(s)	082 07 0M 001.00
217 Vista Ridge Court		
Roseville, CA 95661		

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, **THE 829, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **402 CLEVELAND STREET #5, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Unit 1 on the Plan of The Hendrix, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for The Hendrix, as set forth in Exhibit "B" of record in Instrument No. 20200128-0010264, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Luther E. Cantrell, Jr. and Hattie M. Cantrell, as tenants in common, by deed from Mary C. McWhirter and Carla McWhirter, filed in Instrument No. 20060601-0064617, said Register's Office. The said Hattie M. Cantrell having since died, pursuant to her Last Will & Testament, No. 13-185, title now vests in Luther E. Cantrell, Jr. and Bobbie Sue Cantrell VanLandingham. Also see Affidavit of Heirship and Conveyance of interest filed in Instrument No. 20140226-0016578 and 20140226-0016577, said Register's Office.

Being a portion of the same property conveyed to Luther E. Cantrell, Jr by Quitclaim deed from Bobbie Sue Cantrell VanLandingham of record in Instrument No. 20180206-0012027 Register's Office for Davidson County, Tennessee, dated January 29, 2018 and recorded on February 06, 2018.

Being a portion of the same property conveyed to James M. West and wife, Valorie West by Warranty deed from Luther E. Cantrell, Jr., married of record in Instrument No. 20180206-0012028 Register's Office for Davidson County, Tennessee, dated February 01, 2018 and recorded on February 06, 2018.

Being a portion of the same property conveyed to The 829 LLC, A Tennessee Limited Liability Company by Warranty deed from James M. West and wife, Valorie West of record in Instrument No. 20180801-0075459 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 01, 2018.

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 402 Cleveland Street #5, 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 30th day of September, 2021.

The 829, LLC, a Tennessee Limited Liability Company

By: _____
Eric Brasher, Authorized Member

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 Eric Brasher, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of The 829, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

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 10/06/2021 (date ~~of document~~).

Affiant Signature

10/06/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6th day of October, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025