Karen Johnson Davidson County
Batch# 749070 DEEDWARR
11/03/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20211103-0147392

WARRANTY DEED

ANNIE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 09/02/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Nashville Biza Holdings, LLC	SEND TAX BILLS TO: Nashville Biza Holdings, LLC	MAP-PARCEL NUMBERS
(NAME) 711 LENOX AVENUE	(NAME) 711 LENOX AVENUE	105-05-0063.00
(ADDRESS) MIAMI BEACH, FL 33139	(ADDRESS) MIAMI BEACH, FL 33139	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GardWill LLC** , a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Nashville Biza Holdings LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the Northerly 51 feet of the Easterly 159.47 feet of Lot No. 65 in O. B. Hayes Plan of Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennesse, and described to a copy of a survey thereof by Wm. Collier Parrish, Associates, Civil Engineers, dated July 16, 1956, as follows:

Beginning on the Westerly margin of 15th Avenue South, formerly Washington Street, on a line between Lots No. 61 and 65; thence with said line, Westerly 159.47 feet (158.6 feet F. M.); thence Southerly parallel with said Avenue, 51 feet; thence Easterly parallel with the first line, 159.47 feet (F. M. 159.3 feet) to the Westerly margin of said Avenue; thence with the Westerly margin of said Avenue, Northerly 51 feet to the beginning.

Being the same property conveyed to GardWill LLC, a Tennessee Limited Liability Company by Warranty deed from Mark H. McCann, Jr., Trustee of the Mark H. McCann, Sr. and Quinetta E. McCaun Trust Agreement u/a/ April 7, 1995 of record in Instrument No. 20210728-0101488 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on July 28, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1715 15th Ave S Nashville, TN 37212
(House Number) (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 my hand this 25th day of October, 2021.

GardWill LLC

Member

By: Nathan Graham, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Nathan Graham**, 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 **Sole Member** of **GardWill LLC** the within named bargainer, and that he/she as such **Sole Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **Sole Member**.

WITNESS my hand and official seal at office this 25th day of October, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 11/01/2021 (date of ~~document~~).

Affiant Signature

11/01/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of November, 2021.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025