Karen Johnson Davidson County
Batch# 755341 DEEDWARR
11/16/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20211116-0152121

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Housing Quick Fix Associates, LLC
PO Box 110121
Nashville, TN 37222

SEND TAX BILL TO:
New Owner

MAP/PARCEL 133-16-0A-136.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Studland Bay, LLC, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Housing Quick Fix Associates, LLC, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. K-13, on the Plan of Harding Glen Condominiums (formerly known as BARCELONA CONDOMINIUM), created under Title 66, Chapter 27, Sections 101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801, as amended in Book 9397, Page 814 and Book 11509, Page 965, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, Page 839, as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Studland Bay, LLC by Warranty deed from James U. Rust IV of record in Instrument No. 20070405-0041114, Register's Office for Davidson County, Tennessee, dated March 27, 2007, and recorded on April 05, 2007.

This is improved property known as: **270 Tampa Drive, Unit K-13, Nashville, Tennessee 37211.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 9th day of November, 2021.

WITNESS MY HAND on this the 9th day of November 2021.

Studland Bay, LLC

By: _____
Carolyn Christoffersen, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carolyn Christoffersen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the authorized signatory, of Studland Bay, LLC, and that as such authorized signatory, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company..

WITNESS my hand and official seals at office this 9th day of November 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

_____
AFFIANT

Subscribed and sworn to before me this the 9th day of November 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

File No: 210710

Certification of Recorded Documents

I, Aubrey Seavers, 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 November 9, 2021.

(AFFIANT) – Aubrey Seavers

11/09/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 9th day of November, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY