Karen Johnson Davidson County
Batch# 757286 DEEDWARR
11/17/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.49
20211117-0153360

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Nashville Biza Holdings, LLC
711 Lenox Aveenue
Miami, FL 33139

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same

MAP 094
GROUP 01 0
PARCEL 112.02

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cornerstone Rentals, LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Nashville Biza Holdings, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Lot Nos. 46, 47, 48, and 49 of the N.H. Hobson's Subdivision of record in Book 3500, Page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cornerstone Rentals, LLC, by Warranty Deed from Tasha Summers, unmarried, dated January 17, 2008 and filed of record in Instrument No 20080123-0006868, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded Plan of the Resubdivision of Lot Nos. 46, 47, 48, and 49 of the N.H. Hobson's Subdivision, of record in Book 3500, Page 73, said Register's Office.
3. Easement of record Book 421, Page 78, of said Regster's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 110 Dew Street, Nashville, Tennessee 37206.

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 Nashville Biza Holdings, LLC, a Tennessee limited liability company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and

warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this the 4th day of November, 2021.

Cornerstone Rentals, LLC., a Tennessee Limited Liability Company

Member

By: Lane Wallace, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Lane Wallace, Member** of **Cornerstone Rentals, LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 4th day of November, 2021.

NOTARY PUBLIC
My Commission Expires: 4-18-2022

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $289,050.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of November, 2021.

NOTARY PUBLIC
My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

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 11/12/2021 (date ~~of document~~).

Affiant Signature

11/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of November, 2021.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025