Karen Johnson Davidson County
Batch# 766073 DEEDWARR
12/02/2021 11:33:28 AM 2 pgs
Fees: $13.00 Taxes: $4,403.00
20211202-0159778

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **1,190,000.00**. Amanda Brim Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/30/2021** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10/24/21

WARRANTY DEED

This Instrument Prepared By and Return To:

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-4202

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Maier and Jillian M. Maier	NEW OWNER	**083-10-0-007**
(NAME) **402 North 16th Street**	(NAME)	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **508 Investors, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David L. Maier and Jillian M. Maier, Husband and Wife,** 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:

Being Lot No. 10 on the Plan of J. J. Tamble Tract as shown on plat of record in Book 421, page 29, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to 508 Investors, LLC by Deed dated August 17, 2020 from

Music City Holdings, LLC, recorded August 31, 2020, in Instrument Number 20200831-0098535, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **402 North 16th Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **30st** day of **November, 2021**.

508 Investors, LLC, a Tennessee Limited Liability Company

Theodore J. Bertuca, Managing Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Theodore J. Bertuca, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Managing Member for 508 Investors, LLLC, a Tennessee Limited Liability Company, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of 508 Investors, LLC, a Tennessee Limited Liability Company.

WITNESS my hand and official seal this 30th day of November, 2021.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY