WARRANTY DEED

Karen Johnson Davidson County
Batch# 775052 DEEDWARR
12/16/2021 02:09:36 PM 2 pgs
Fees: $13.00 Taxes: $558.70

20211216-0166572

Y-RCP-21-124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-09-2023 (AFFIX SEAL)

BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Biza Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**044-05-0-003.00**
711 Lenox Avenue		
(ADDRESS)	(ADDRESS)	
Miami, FL 33139		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLY C. MENDEZ, A SINGLE MAN AND JONATHAN A. MENDEZ, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE BIZA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land being in the Fourth Civil District of Davidson County, Tennessee, being Tract No. 2 on the unrecorded plan of H. A. Youngblood's Subdivision, described according to a map by Cantrell, Connel and Morrison, May, 1954, as follows:

Beginning at a point in the Southwesterly margin of Scenic View Drive, a corner of Tracts 1 and 2; thence with the line between said tracts, South 42 degrees 13 minutes West 135 feet to the line of tract 22; thence with the line between Tracts 20 and 22, North 47 degrees 47 minutes West 55.5 feet to a point, a corner of Tract 3; thence with the line between Tracts 2 and 3, North 42 degrees 13 minutes East 135 feet to a margin of Scenic Drive; thence with the margin of the same, South 47 degrees 47 minutes East 55.5 feet to the point of beginning.

Being the same property conveyed to John E. Mendez and wife, Teresa Mendez by Warranty Deed from Joe L. Rhea and wife, Sue A. Rhea, Guy Lee and wife, Clysta Lee and Patricia Baugus, unmarried of record in Book 7889, Page 409, Register's Office for Davidson County, Tennessee, dated June 05, 1989 and recorded on July 14, 1989.

The said John E. Mendez having since died on December 25, 2020.
Affidavit of Heirship recorded in Instrument No. 20210406-0044759 and Instrument No. 20210406-0044750.

Teresa Mendez is executed deed to convey her interest in the property to his heirs, Kelly C. Mendez and Jonathan A. Mendez, pursuant to the Final Decree of Divorce in Case No. 93D-474.

Being the same property conveyed to Kelly C. Mendez and Jonathan A. Mendez by Quitclaim Deed from Teresa Mendez of record in Instrument No. 20210317-0035003 Register's Office for Davidson County, Tennessee, dated March 15, 2021 and recorded on March 17, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **124 Scenic View Road, Old Hickory, Tennessee 37138**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 10th DAY OF DECEMBER, 2021.

Kelly C. Mendez

Jonathan A. Mendez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY C. MENDEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN A. MENDEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212