Karen Johnson Davidson County
Batch# 780709 DEEDWARR
12/28/2021 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20211228-0170602

WARRANTY DEED

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

BS-ROA-21-1600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: July 9, 2022
(AFFIX SEAL)

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)
THE JEFFREY LOUIS FARANO SR. AND SUSAN HINES FARANO JOINT LIVING TRUST DATED APRIL 28, 2006	New Owner	
(NAME)	(NAME)	**092-03-0-374.00**
1600 Meharry Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **1600 MEHARRY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY LOUIS FARANO SR. AND SUSAN HINES FARANO AS TRUSTEES OF THE JEFFREY LOUIS FARANO SR. AND SUSAN HINES FARANO JOINT LIVING TRUST DATED APRIL 28, 2006,** 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 in Davidson County, Tennessee, Being the Easterly 30 Feet of Lots Nos. 13 and 14 on the Plan of Andrew J. Harding Subdivision, as of Record in Book 21, Page 138, Register's Office for Said County.

Said Parts of Lots 13 and 14 Fronts 30 Feet on the Northerly Side of Harding Street, and Runs Back Between Parallel Lines With the Westerly Margin of 16th Avenue North, Formerly Park Street, 100 Feet to a Dead Line.

Being the same property conveyed to Susan Elizabeth Wismer Campbell, as Trustee of the David A. Wismer, Jr and Mary Anne Wismer Irrevocable Exempt Trust FBO Susan lizabeth Wismer Campbell by Special Warranty deed from The Bank of New York Mellon FKA the Bank of New York as Trustee for the Certificate Holders of the CWABS, INC Asset-Backed Certificates, Series 2007-1 of record in Instrument No. 20151223-0129052 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 23, 2015. (Value of consideration shown in aforementioned deed $87,500.00.)

Being the same property conveyed to Homefront Property Solutions LLC, a Tennessee limited liability company by Warranty deed from Susan Elizabeth Wismer Campbell, Successor Trustee of the David A. Wismer, Jr and Mary Anne Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell dated November 03, 2003 of record in Instrument No. 20200924-0110123 Register's Office for Davidson County, Tennessee, dated September 22, 2020 and recorded on September 24, 2020. (Value of consideration shown in aforementioned deed $85,000.00.)

Being the same property conveyed to Nashville Homes LLC, a Tennessee limited liability company by Warranty deed from Homefront Property Solutions LLC, a Tennessee limited liability company of record in Instrument No. 20200924-0110125 Register's Office for Davidson County, Tennessee, dated September 22, 2020 and recorded on September 24, 2020. (Value of consideration shown in aforementioned deed $115,000.00.)

Being the same property conveyed to 1600 Meharry LLC, a Tennessee limited liability company by Quitclaim deed from Nashville Homes LLC, a Tennessee limited liability company of record in Instrument No. 20210618-0082822 Register's Office for Davidson County, Tennessee, dated June 17, 2021 and recorded on June 18, 2021. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1600 Meharry Blvd Nashville, Tennessee 37208.

Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1600 Meharry Blvd, Nashville, Tennessee 37208**.

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 13th DAY OF DECEMBER, 2021.

1600 Meharry LLC, a Tennessee ~~limited liability~~ company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 1600 MEHARRY LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-17-21.

Affiant Signature

12-22-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY