Warranty Deed

Karen Johnson Davidson County Batch# 784955 DEEDWARR 01/05/2022 11:33:14 AM 2 pgs Fees: $13.00 Taxes: $7,215.00 20220105-0002042	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whicheyer is greater, for this transfer is $1,950,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of January, 2022. Notary Public My commission expires: 4/13/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sara Hughes Dinoff Correa Edgar Xavier Correa	New Owner(s)	105 09 0 384.00
918 Acklen Avenue		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PARAGON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA HUGHES DINOFF CORREA AND EDGAR XAVIER CORREA, WIFE AND HUSBAND**, 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 the parcel of land shown as Parcel 481.00 on Davidson County Tax Map 105-09, also being shown as Lot 2 on Re-Subdivision of Lot 1 Acklen Avenue Subdivision as of record in Instrument No. PL-20200422-0042095 and more particularly described as follows:

Beginning at a point of the North margin of Acklen Avenue (80' R. O.W.), said point being South 76 degrees 46 minutes 38 seconds West, a distance 49.68 feet from the Southwest corner of property conveyed to O.I.C. 914 Acklen Avenue Townhomes as of record in Instrument No. 20151008-0102551 of the Register's Office of Davidson County, Tennessee;

Thence, following said North margin and a curve to the right having an arc length of 49.69 feet, a radius of 1,075.00 feet, a central angle of 02 degrees 38 minutes 53 seconds, and a chord bearing and length of South 79 degrees 25 minutes 31 seconds Wes, 49.68 feet to a point;

Thence, leaving said North margin and following a newline, North 09 degrees 18 minutes 14 seconds West, A distance of 225.00 feet to a point on the South margin of Metro Alley No. 659 (20' R.O.W.);

Thence, following said South margin and a curve to the left having an arc length of 39.19, a radius of 850 feet, A central angle of 02 degrees 38 minutes 30 seconds, and a chord bearing and length of South 79 degrees 23 minutes 24 seconds West, 39.18 feet to a point;

Thence, leaving said South margin, South 11 degrees 48 minutes 38 seconds East, a distance of 225.00 feet to the Point of Beginning.

Containing 9,998 square feet or 0.2295 acres.

Being a portion of the same property conveyed to Paragon Group LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jason Bockman, married, of record in Instrument No. 20200826-0096846, in the Register's Office of Davidson County, Tennessee, dated August 24, 2020 and recorded on August 26, 2020.

Being a portion of the same property conveyed to Jason Bockman, by Warranty Deed from Mount Gilead Missionary Baptist Church, of record in Instrument No. 20191219-0130992, in the Register's Office of Davidson County, Tennessee, dated December 16, 2019 and recorded on December 19, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 918 Acklen Avenue, Nashville, TN 37203, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of January, 2022.

Paragon Group, LLC, a Tennessee Limited Liability Company

By: _____
Brett M. Diaz, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Paragon Group, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of January, 2022.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024