Karen Johnson Davidson County
Batch# 787069 DEEDWARR
01/11/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220111-0003383

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8307

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

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of December, 2021

Carmen Coats
Notary Public

Commission Expires: _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Nashville Biza Holdings, LLC<br>3310 Stockdale Lane<br>Nashville, TN 37207 | Nashville Biza Holdings, LLC<br>711 Lenox Avenue<br>Miami Beach, FL 33139 | 050-11-0-035.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Lashonda Youngblood, Administratix of Estate of Samuel Youngblood**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 621 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Page (s) 79 and 80, Register's Office for said County.

Said Lot No. 621 fronts 75.0 feet on the east side of Stockdale Lane and extends back between lines, 129.5 feet on the north line and 133.0 feet on the south line to a dead line in the rear, measuring 75.23 feet theron.

Being the same property conveyed to Lashonda Youngblood by Quit Claim Deed from Samantha Johnson, Heir of Samuel Louie Youngblood of record in Instrument No. 20210913-0122151 Register's Office for Davidson County, Tennessee, dated September 3, 2021 and recorded on September 13, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3310 Stockdale Lane, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 28th day of December, 2021.

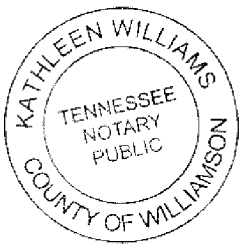
Estate of Samuel Youngblood

Lashonda Youngblood, Administratix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lashonda Youngblood, Administratix of Estate of Samuel Youngblood** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of December, 2021.




Notary Public
My Commission Expires: 5·23·23

**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 01/04/2022 ____ (date of document).

Affiant Signature

01/04/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of January, 2022.

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

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025