THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138501

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $639,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of December, 2021.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 787941 **DEEDWARR**
01/12/2022 08:50:32 AM 2 pgs
Fees: $13.00 Taxes: $2,364.30

20220112-0003912

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mariana Ciobanu 1602 C 12th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081-11-0-615.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harris Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mariana Ciobanu, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Southerly 25' of Lot 130 Map of McGavock's Second Edition Plat Book 21, Page 41, R.O.D.C., Tennessee.

Land lying in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, and being the southerly 25' of Lot 130 on the Map of McGavock's Second Edition of record in Plat Book 21, page 41 and a portion of property of Harris Properties, LLC of record in Instrument No. 20201008-0117017, R.O.D.C., Tennessee;

Beginning at an iron pin new in the east right-of-way of 12th Ave. North, being the northwest corner of the herein described tract and the southeast corner of the Reising property of record in Instrument No. 20190627-0062471; Thence with Reising's South line N 56 deg. 12' 21" E, 154.00 to an iron pin new in the southwest right-of-way of Alley No. 539; Thence with said Alley 539, S 33 deg. 45' 23" E, 25.00' to the old common lot line for lots 130 & 131 and a new severance line; Thence along said common lot line, S 56 deg. 12' 21" W, 154.00' to a point in the east Right-of-way of 12th Ave. N.; Thence with 12th Ave. N., N 33 deg. 45'23" W, 25.00' to the Point of Beginning and containing 3,850 square feet, or 0.089 acres, more or less.

Being the same property conveyed to Harris Properties, LLC, a Tennessee Limited Liability Company, by deed from Harris Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20210209-0018301, dated February 8, 2021, said Register's Office.

Being a portion of the same property conveyed to Harris Properties, LLC, by deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20201008-0117017, dated September 24, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 081-11-0-615.00.

Restrictive Covenants contained in instrument of record in Instrument No. 20210825-0114921, said Register's Office.

Matters shown on the Plan of record in Plat Book 21, page 41, said Register's Office.

No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property located at 1602 C 12th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2021.

Harris Properties, LLC

_____, Member
By: Allen Chadwick Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Chadwick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of Harris Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 31st day of December, 2021.

_____
Notary Public

My Commission Expires: _____

