Karen Johnson Davidson County
Batch# 796386 DEEDWARR
01/27/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,373.66
20220127-0010082

WARRANTY DEED

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

State of Tennessee
County of ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$911,800.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 Of JANUARY, 2022.

Taylor Hubbard
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gloria Graham Alexander and Barry Dane Alexander, IIII	Dane Alexander	093090C09200CO
(NAME) 1212 Laurel Street, Unit 1005	(NAME) 5541 Hawks Landing Dr.	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Arrington, TN 37014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maradi NV LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gloria Graham Alexander, an unmarried woman, an undivided 50% interest and Barry Dane Alexander, III, an unmarried man, an undivided 50% interest, as tenants in common,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit 1005 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Also conveyed herewith are Parking Spots 249 & 250 and Storage Unit 111.

Being the same property conveyed to Vicki L. Porter, married and Abigail DawnAnn Hoffman, single, as tenants in common with the right of survivorship by deed dated March 11, 2016 from Donald W. Hoffman, LLC a Montana Limited Liability Company of record in Instrument No. 20160311-0023649, Register's Office for Davidson County, Tennessee.

Being further conveyed to Maradi NV KKC by Quitclaim Deed from Vicki L. Porter, married and Abigail DawnAnn Hoffman, single, as tenants in common with the right of survivorship of record in Instrument No, 20220112-0004376, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1212 Laurel Street, Unit 1005, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hands this 13th day of January, 2022.

Maradi NV LLC

By: _____
Vicki L. Porter, Managing Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Vicki L. Porter with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Managing Member of Maradi NV LLC and that she as such Managing Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Managing Member.

WITNESS my hand and seal this 13th day of January, 2022.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025



File No.: 22-CenterPoint

Certificate of Authenticity

I, A. Scott Hubbard, 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 11/3/22.

Date

A Scott Hubbard

Affiant Signature

11/8/22

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 18th day of Jan, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON