Karen Johnson Davidson County
Batch# 798595 DEEDWARR
02/01/2022 02:57:03 PM 2 pgs
Fees: $13.00 Taxes: $7,400.00
20220201-0011754

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00. Affiant Subscribed and sworn to before me, this the 31st day of January, 2022. Notary Public My commission expires:

STACEY DENSON PAYNE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

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:
Robert Nowinski II Alexis Nowinski	New Owners	105-09-0-480.00
916 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 **ROBERT NOWINSKI, II AND ALEXIS NOWINSKI, HUSBAND AND WIFE**, 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:

Lot 1: Being the parcel of land shown as Parcel 480.00 on Davidson County Tax Map 105-09, also being shown as lot 1 on The Re-subdivision of Lot 1 Acklen Avenue Subdivision as of record in Instrument no. PI-202004220042095 and more particularly described as follows:

Beginning at a point on the north margin of Acklen Avenue (80' R.O.W.), said point being the southwest corner of property conveyed to O.L.C. 914 Acklen Avenue Townhomes as of record in Instrument No. 201510080102551 of the Register's Office of Davison County, Tennessee.

Thence, following said north margin and 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 chord bearding and length of South 76 degrees 46 minutes 38 seconds West, 49.68 feet to a point.

Thence, leaving said north margin and following a new line, North 11 degrees 48 minutes 38 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 radious of 850.00 feet, a central angle of 02 degrees 38 minutes 30 seconds, and a chord bearing length of South 76 degrees 45 minutes 24 seconds West, 39.18 feet to a point, said point being the northwest corner of said O.I.C 914 Acklen Avenue Townhomes property;

0-416-22-916

Thence following the west boundary of said O.I.C. 914 Acklen Avenue Townhomes property South 14 degrees 29 minutes 02 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 Jason Bockman by Warranty deed from Mount Gilead Missionary Baptist Church of record in Instrument No. 20191219-0130992 Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on December 19, 2019.

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. 20200826-0096486 Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 26, 2020.

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 916 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 31st day of January, 2022.

Paragon Group, LLC, a Tennessee Limited Liability Company

By: _____
Brett 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 Diaz, Sole Member, 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 31st day of January, 2022.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3/3/25