Karen Johnson Davidson County
Batch# 800940 DEEDWARR
02/07/2022 10:27:37 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20220207-0013718

COUNTY OF WILLIAMSON J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 11/2/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Ray Morris	New Owner	092 16 0B 078.00
(NAME) PO Box 59173	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

ROOM SERVICE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

E. RAY MORRIS,

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 No. 709 of University Square, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing University Square Condominium of record in Book 7051, Page 529, and amended in Book 7119, Page 884, and Plan of record in Book 6900, Page 124, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all the 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 A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Room Service Properties, LLC, a Florida Limited Liability Company by Deed dated August 3, 2018 from HB Country Holdings, LLC, a Florida Limited Liability Company, recorded August 7, 2018, in Instrument Number 20180807-0077697, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #18859

This *Improved* property is commonly known as: 900 19th Avenue South, #709, Nashville, TN 37212

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 hand(s) this 1st day of February, 2022

Room Service Properties, LLC, a Florida Limited Liability Company

By: _____
Heather H. Long, Authorized Member

STATE OF FLORIDA
COUNTY OF _____

Before me, a Notary Public, of the state and county mentioned, personally appeared Heather H. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Room Service Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Heather H. Long as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal this ___ day of February, 2022.

_____
Notary Signature

See attached.

Printed Name:_____

My commission expires:_____

State of Florida Acknowledgement Notary Certificate

STATE OF FLORIDA
COUNTY OF BROWARD

On February 1ST 2022, before me, NIDIA A LIZAZO , a notary public, personally appeared by physical presence, HEATHER H LONG who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached WARRANTY DEED [name of document] instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known OR
Produced identification X Type of identification produced: FL - DL

(Signature of notary public) Nidia A. Lizazo

My commission expires: NOV 27, 2022

NOTARY PUBLIC
NIDIA A. LIZAZO
Notary Public, State of Florida
Commission# GG 279662
My comm. expires Nov. 27, 2022

Official Seal