Karen Johnson Davidson County
Batch# 813103 DEEDWARR
03/01/2022 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $4,532.50
20220301-0023276

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36344-05-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00. Affiant Subscribed and sworn to before me this 17th day of February, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation 643 Spence Lane Nashville, Tennessee 37217-1141	**Send Tax Bills To:** Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation 643 Spence Lane Nashville, Tennessee 37217-1141	**Tax Information:** Map and Parcel No.: 09112020000* 09112020100; 09112020200

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, **OZ615, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 701, 705, 707 40th Avenue N., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 17th day of February, 2022.

OZ615, LLC, a Tennessee limited liability company

BY: _____ AS AUTHORIZED REPRESENTATIVE AND OFFICER

Thomas Brett, Authorized Representative and Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thomas Brett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Representative and Officer of OZ615, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of February, 2022.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 1 on the Consolidation Plat of 701, 703 & 705 40th Avenue North as of record in Instrument No. 20220215-0017537, Register's Office Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to OZ615,LLC, a Tennessee limited liability company, by deed dated August 28, 2019 from Marie F. McQuiddy and Bobby L. McQuiddy, husband and wife, of record in Instrument No. 20190830-0087613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Instrument No. 20220215-0017537, Register's Office for Davidson County, Tennessee.
3. Easements retained by Metropolitan Government in Ordinance No. BL 2002-1051.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/17/22

GEORGE E. MUDTER, JR.
Dated 2/17/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/17/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

