Karen Johnson Davidson County
Batch# 834904 DEEDWARR
04/05/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220405-0039247

WARRANTY DEED

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/29/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3380

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
M Squared, LLC	Joshua Hunter	071-12-0-077.00
715 Cherokee Avenue	4414 Brush Hill Rd.	
Nashville, TN 37207	Nashville TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Paul B. Aponte and Rose Marie Aponte, Husband and Wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M Squared LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot No. 5, Plan of Walnut Grove of record in Plat Book 332, Page 35, Book 4060, page 10, Register's Office for said County.

Said Lot No. 1 fronts 50.0 feet on the Northerly margin of Cherokee Avenue and extends back 241.9 feet on the Easterly line and 238.6 feet on the Westerly line to a dead line in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Paul B. Aponte and Thomas Jack Watson by Warranty deed from William T. Eakes and wife, Patricia A. Eakes of record in Book 6599, page 656, Register's Office for Davidson County, Tennessee, dated June 26, 1985 and recorded on July 05, 1985.

Being the same property conveyed to Paul B. Aponte and spouse, Rose Marie Aponte by Quit Claim deed from Thomas Jack Watson, married of record in Instrument No. 20060105-0001681 Register's Office for Davidson County, Tennessee, dated January 04, 2006 and recorded on January 05, 2006. Being also known as 715 Cherokee Avenue Nashville, Tennessee 37207. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 715 Cherokee Avenue Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on March 29, 2022.

Paul B. Aponte

Rose Marie Aponte

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Paul B. Aponte and Rose Marie Aponte, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 29, 2022.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-3380

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 29, 2022.

J. Carlton Drumwright

March 29, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 29, 2022.

Notary

My Commission Expires: 12/18/22

