Karen Johnson Davidson County
Batch# 838714 DEEDWARR
04/12/2022 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,758.24
20220412-0042413

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

File No. BC-22-2229

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Fogarty and Deborah Fogarty	Same as New Owner	
(NAME)	(NAME)	
119 North 9th Street	4243 Beverly Drive	082-12-0E-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas, TX 75205	
(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, I/we, **Balcony LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Fogarty and Deborah Fogarty, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A of Balcony Commons, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Balcony Commons, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No.20131104-0114507, an amendment record on Instrument No. 20220121-008029, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Balcony, LLC by Warranty deed from Latoya Davis F/K/A Latoya D. Smith and husband, Carl Davis of record in Instrument No. 20130909-0095007 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 09, 2013.

This is property more commonly known as 119 North 9th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 29th day of March, 2022.

Balcony LLC, a Tennessee Limited Liability Company

By: _____
Stephen Epstein, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joshua Hunter of the state and county mentioned, personally appeared Stephen Epstein, 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 Manager of Balcony LLC, the within named bargainor, a Limited Liability Company, and that such Stephen Epstein as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, this 29th day of March, 2022.

_____
Notary Signature

My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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**.

Affiant Signature

March 29, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

29th day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

