WARRANTY DEED

Karen Johnson Davidson County
Batch# 838848 DEEDWARR
04/13/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.13
20220413-0042611

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDRATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $864,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2022

Notary Public

MY COMMISSION EXPIRES: 1.26.25
(Affix Seal)

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

THIS INSTRUMENT WAS PREPARED BY:
Shelly S. Maurer, Hallett & Perrin, P.C.
1445 Ross Avenue, Suite 2400, Dallas, TX 75202

ADDRESS NEW OWNER(S)AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1626 Nashville Series, LLC	1626 Nashville Series LLC c/o Robert Allen	104-08-OR-001.00 CO
(NAME)	(NAME)	
3800 Serene Place	3800 Serene Place	
(ADDRESS)	(ADDRESS)	
Plano, Texas 75075	Plano Texas, 75075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF EIGHT HUNDRED SIXTY-FOUR THOUSAND NINE HUNDRED DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SERENE PLACE HOLDINGS, LLC**, A TEXAS SERIES LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1626 NASHVILLE SERIES, LLC, A SERIES OF SERENE PLACE HOLDINGS, LLC, A TEXAS SERIES LLC**, 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 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 19th and Wedgewood a Townhouse Planned Unit Development of record as Instrument No. 20190913-0093144 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Serene Place Holdings, LLC, a Texas limited liability company by Warranty deed from Gremada RE, LLC, a North Dakota limited liability company of record in Instrument No. 202104200052975 Registrar's Office of Davidson County, Tennessee, dated April 16, 2021 and recorded on April 20, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190819-0083079, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190913-0093144, Register's Office for Davison County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

The property know as: **1626 19th Avenue South, 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 said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE that we do covenant with the said GRANTEE 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, or heirs and representatives, to warrant and forever defend the title to the said land in 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 8 DAY OF MARCH, 2022.

SERENE PLACE HOLDINGS, LLC,
a Texas series limited liability company

By: _____
Robert Allen
Its: Sole Member

STATE OF TEXAS
COUNTY OF COLLIN

Before me G.B. SANDLER, notary public, State of Texas, on this day, personally appeared ROBERT ALLEN, sole member of SERENE PLACE HOLDINGS, LLC, a Texas series limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this 8 day of MARCH, 2022

_____

G.B. SANDLER
(Printed name)
Notary Public, State of Texas

G.B. SANDLER
Notary Public
STATE OF TEXAS
Commission Expires 12/12/2025
Notary ID 1001103-3

True Copy Certification

I, Yvette Meldrum, 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 April 6, 2022.

Affiant Signature _____

April 6, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of April 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1·26·25

