WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. _____

Karen Johnson Davidson County
Batch# 844515 DEEDWARR
04/25/2022 10:42:48 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20220425-0047197

Warranty Deed

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2022.

Rachel Marie Collins
Notary Public

My commission expires: 3-6-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Mark Foster Casey Elaine Merte	New Owner(s)	050-11-0-035.00
3310 Stockdale Lane		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NASHVILLE BIZA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW MARK FOSTER, AN UNMARRIED MAN AND CASEY ELAINE MERTE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 621 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Page (s) 79 and 80, Register's Office for said County.

Said Lot No. 621 fronts 75.0 feet on the east side of Stockdale Lane and extends back between lines, 129.5 feet on the north line and 133.0 feet on the south line to a dead line in the rear, measuring 75.23 feet theron.

Being the same property conveyed to Samuel Louie Youngblood, Unmarried, by Warranty Deed from George C. Bramley and wife, Inez K. Bramley, of record in Book 9523, Page 357, Register's Office for Davidson County, Tennessee, dated November 14, 1994 and recorded on November 17, 1994.

Being the same property conveyed to Lashonda Youngblood by Quit Claim Deed from Samantha Johnson, Heir of Samuel Louie Youngblood of record in Instrument No. 20210913-0122151 Register's Office for Davidson County, Tennessee, dated September 3, 2021 and recorded on September 13, 2021.

Being the same property conveyed to Nashville Biza Holdings, LLC, a Tennessee Limited Liability company by Warranty deed from Lashonda Youngblood, Administratix of Estate of Samuel Youngblood of record in Instrument No. 20220111-0003383 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on January 11, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3310 Stockdale Lane, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of April, 2022.

Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Barbara Weiss, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of April, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

