Karen Johnson Davidson County
Batch# 846467 DEEDWARR
04/27/2022 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20220427-0048781

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROYAL TITLE AND ESCROW, 1536 Rock Springs Rd., Smryna, TN 37167

File No.: 1055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joseph Stevens and Clara Stevens	NEW OWNERS	091-13-2O-001.00-CO
(NAME)	(NAME)	
511 Stevenson St. #C	P.O. Box 110552	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Lakewood Ranch, FL 34211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED THIRTY-THOUSAND DOLLARS AND 00/100 ($730,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MUSIC CITY 07 INVESTMENTS, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH STEVENS AND CLARA STEVENS, HUSBAND AND WIFE,** ,HEREINAFTER CALLED THE GRANTEES, 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 No. 511C on the Plan of 511C & 511D Stevenson St, Horizontal Property Regime with Private Elements Located at Nashville Davidson County Tennessee and Described in a Mater Deed Established Horizontal Property Regime for 511C & 511D Stevenson Street, of record as instrument no. 20201013-0119028, Register's Office for Davidson County, Tennessee, to Which reference is hereby made. The Easements, Restrictive, Covenants Conditions and Regulations imposed upon and relating to the units, Property, C-Owners and tenants of 511C & 511D Stevenson Street, a Horizontal Property Regime with private Elements Contained in said Declaration, the plat field as Exhibit "B" to said Declaration appearing is Instrument No. 20201013-0119028, and bylaws Appended thereto as Exhibit "C" both in Said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and Description of said Unit: also of record in Plat book 332, page 127, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Music City 07 Investments, LLC, A Tennessee Limited Liability Company by Warranty deed from Wanda Hewgley Rogers, James Kenneth Hewgley, Sharon Hewgley Andrews, and Sandra Hewgley Purcell of record in Instrument No. 201910040101916 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 04, 2019.

unimproved ☐
This is improved ☒ property, known as 511 Stevenson St. #C, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 our hands this THE 19th day of APRIL , 2022.

MUSIC CITY 07 INVESTMENTS, LLC

BY: Pamela Chaudhury
PAMELA CHAUDHURY, SOLE MEMBER

State of Tennessee

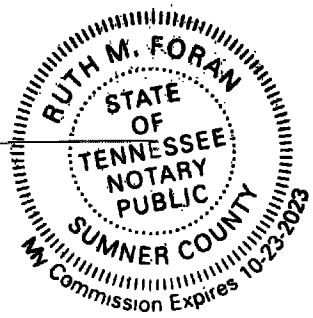
County of Rutherford

Before me, a notary, of the state and county mentioned, personally appeared **PAMALA CHAUDHURY** 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 the SOLE MEMBER (or other officer authorized to execute the instrument) of MUSIC CITY 07 IMVESTMENTS, LLC, the within named bargainor, a corporation, and that such president or officer as such executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PAMALA CHAUDHURY.

Witness my hand, at office, this 19th day of April , 2022.

Ruth M. Foran
Notary's Signature

My commission expires:



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/19/2022.

D. Shayne Adair

4/19/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 19 day of April, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026