Karen Johnson Davidson County
Batch# 848139 DEEDWARR
04/29/2022 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20220429-0049890

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220340340**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $343,000.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2022. Notary Public My Commission Expires: 5-6-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address New Owner: Nashville Biza Holdings, LLC 1320 Stratford Avenue Nashville, TN 37216	Send Tax Bills To: 1320 Stratford Avenue Nashville, TN 37216	Tax Information: Tax Parcel ID No. 071 15 0 184.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Latrina M. Simmons, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville Biza Holdings, LLC, a Tennessee limited liability company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 233 and 234 on the Map of The Highland Land Co's Subdivision as of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 233 and 234 adjoin and front together 50 feet on the Easterly side of Pennock Avenue, and run back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Latrina M. Simmons, Unmarried, by Warranty Deed from Maggie O. Whitfield, Unmarried, of record in Instrument No. 20000201-0010522, in the Register's Office of Davidson County, Tennessee, dated January 25, 2000 and recorded on February 01, 2000.

Cyril Jake McPhee joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Latrina M. Simmons.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Highland Land Co's Subdivision, as recorded in Plat Book 421, Page(s) 14.

This is improved property located at 1343 Pennock Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April, 2022.

Latrina M. Simmons

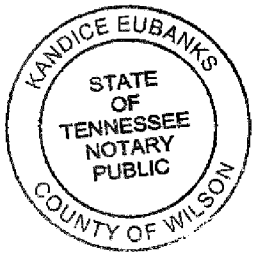
Cyril Jake McPhee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Latrina M. Simmons and Cyril Jake McPhee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2022.

Notary Public
My Commission Expires: 10/30/24



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/25/2022 ____ (date of document).

Affiant Signature

04/25/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025