Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Warranty Deed

Karen Johnson Davidson County Batch# 850246 DEEDWARR 05/04/2022 10:22:55 AM 2 pgs Fees: $13.00 Taxes: $1,542.90 20220504-0051568	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $417,000.00. Affiant Subscribed and sworn to before me, this the 29th day of April, 2022. Notary Public My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

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:
Jordan Conway	New Owner(s)	058-16-0-085.00
424 Kingview Court		
Nashville, TN 37218		

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 **JORDAN CONWAY, UNMARRIED**, 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. 205 on the Plan of Haynes Park, Section Three, of record in Plat Book 4460, Page 185, amended in Book 4953, Page 848, 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 Donna C. Davis, a single woman and Tomika L. Davis, a single woman, as joint tenants with rights of survivorship by Warranty deed from Annie B. cole, a single woman of record in Instrument No. 20061101-0135735 Register's Office for Davidson County, Tennessee, dated October 31, 2006 and recorded on November 01, 2006.

Being the same property conveyed to Nashville Biza Holdings, LLC by Warranty deed from Tomika L. Davis, single of record in Instrument No. 20211108-0149081 Register's Office for Davidson County, Tennessee, dated October 26, 2021 and recorded on November 08, 2021.

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 424 Kingview Court, Nashville, TN 37218, 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 29th day of April, 2022.

Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Barbara Weiss, Authorized Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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 28th day of April, 2022.

Vladimir Gonzalez
Comm.#GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

_____
Notary Public

My Commission Expires: FEB 24. 2024