Karen Johnson Davidson County
Batch# 850362 DEEDWARR
05/04/2022 01:22:31 PM 2 pgs
Fees: $13.00 Taxes: $5,735.00
20220504-0051716

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,550,000.~~00~~ Affiant Subscribed and sworn to before me, this the 29th day of April, 2022. Notary Public My commission expires:
Prepared by:	

Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	**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 Ryan Yriart Kassandra Ann Garske	New Owner(s)	094-02-0-128.00
1800 Eastside Avenue		
Nashville, TN 37206		

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, **MINDFUL HOME SOLUTIONS II, 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 RYAN YRIART, UNMARRIED, AND KASSANDRA ANN GARSKE, UNMARRIED, AS TENANTS IN COMMON 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 the Westerly 1/2 of Lot No. 135 on the Plan of United Electric Railway Company's Addition, of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 135 fronts 32 1/2 feet on the Southerly side of East Side and runs back between parallel lines with the Easterly margin of South 18th Street, 150 feet to an alley.

Being the same property conveyed to Timothy M. Kenefick, a married man, and Jill R. Block, a married woman, as tenants in common by Warranty Deed from Robert O'Malley and wife, Betty O'Malley of record in Instrument No. 20050901-0105006, Register's Office for Davidson County, Tennessee, dated August 31, 2005 and recorded on September 01, 2005.

Being a portion of the same property conveyed to Tim's Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from William D. Block and wife, Jill Rochlitz Block (also known as Jill R. Block), and Timothy M. Kenefick of record in Instrument No. 20051122-0141071 Register's Office for Davidson County, Tennessee, dated November 21, 2005 and recorded on November 22, 2005.

Being a portion of the same property conveyed to Tim's Properties, G.P., a Tennessee General Partnership by Quitclaim Deed from William D. Block and wife, Jill Block, and Timothy M. Kenefick, being all of the members of the entity formerly known as Tim's Properties, LLC, a Tennessee Limited Liability Company which has been dissolved of record in Instrument No. 20101203-0096617, Register's Office for Davidson County, Tennessee, dated December 03, 2010 and recorded on December 03, 2010.

Being a portion of the same property conveyed to Tim's Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jill Rochlitz Block and Timothy Kenefick, being all the remaining partners of Tim's Properties, G.P., a/k/a Tim's Properties GP, a Tennessee General Partnership which has been dissolved of record in Instrument No. 20170301-0020355 Register's Office for Davidson County, Tennessee, dated March 01, 2017 and recorded on March 01, 2017.

Being a portion of the same property conveyed to Mindful Home Solutions II, LLC by Warranty Deed from Tim's Properties LLC, of record in Instrument No. 20210305-0029056, Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 05, 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 1800 Eastside Avenue, Nashville, TN 37206, 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.

Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company

By: _____
Kelley Mayo, Sole 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 Kelley Mayo, 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 Sole Member of Mindful Home Solutions II, 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 29th day of April, 2022.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025