Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 867573 DEEDWARR
06/06/2022 10:09:09 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220606-0064635

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia Lenart	NEW OWNER	
(NAME)	(NAME)	
2615 Jones Ave.		07104007600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mosaic Partners, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claudia Lenart, single woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain lot or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 330 on the Map of Joywood Heights, Section 2, of record in Book 1130, Page 92, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Jones Avenue at the common corner of lots Nos. 331 and 330; thence northwardly along the easterly margin of Jones Avenue, a distance of 21.4 fee t to a concrete monument set at the beginning of a curve; thence along the curve in a northwardly direction 38.6 feet to a point; thence eastwardly 215 feet to a point; thence southwardly 60 feet to a point at the common corner of lots Nos. 331 and 330; thence westwardly along the line between said lots, 215 feet to the point of beginning.

Being the same property conveyed to Mosaic Partners, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated December 20, 2021, and being of record at Instrument No. 20211223-0169553, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2615 Jones Ave Nashville, TN 37207
(House Number) (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 heirs 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 my hand this 3rd day of June, 2022.

Mosaic Partners, LLC
a Tennessee Limited Liability Company

By: MP Management Partnership, a Tennessee General Partnership
ITS: Manager

BY: Joel Okaah
ITS: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joel Okaah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing partner of MP Management Partnership, manager of Mosaic Partners, LLC, the within named bargainor, a Limited Liability Company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of MP Management Partnership, manager of Mosaic Partners, LLC.

WITNESS my hand and official seal at office this 3rd day of June, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

