Karen Johnson Davidson County
Batch# 869096 DEEDWARR
06/09/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220609-0065936

WARRANTY DEED

CARSON ADAIR MOURAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $470,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/16/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3393

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hartert Properties, LLC	**New Owner**	072-06-0-190.00
940 Archer Street	**940 Archer Street**	
Nashville, TN 37203	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mrytle Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hartert Properties, LLC, a limited liability company

HEREINAFTER CALLED THE GRANTEE(S), 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. 23 on the map of the Subdivision of the Casper Zopfi Place, of record in Plat Book 332, Page 167, and revised in Plat Book 547, Page 22, Register's Office for said county.

Said Lot No. 23 fronts 50 feet on the Northerly side of Countess Street as widened and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Capital Homes LP, a Tennessee limited partnership by Warranty deed from Dorris B. Calvin, Jr of record in Instrument No. 20140523-0044737 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on May 23, 2014.

Being the same property conveyed to Capital Homes LP, a Tennessee Limited Partnership by Quitclaim deed from Capital Homes LP, a Tennessee Limited Partnership of record in Instrument No. 20140523-0044738 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on May 23, 2014.

Being the same property conveyed to Myrtle Partners LLC, a Tennessee limited liability company by Quitclaim deed from Capital Homes LP, a Tennessee limited partnership, now known as Urban Dwell Homes LP, by Articles of Amendment filed July 23, 2014 with Tennessee Secretary of State of record in Instrument No. 20141212-0113923 Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 12, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1047 East Trinity Lane Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on May 16, 2022.

Myrtle Partners, LLC, a Tennessee Limited Liability Company

By: _____
J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

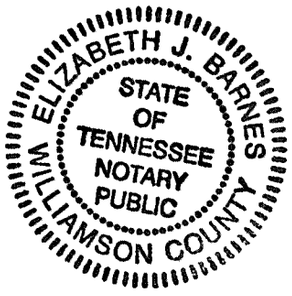
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of Myrtle Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this May 16, 2022.

_____
Notary Public

My Commission Expires: 12-18-22



File #: 2022-3393

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 16, 2022.

Affiant Signature

05/16/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 16th day of May, 2022

Notary Public

Notary's Seal:

