WARRANTY DEED

Karen Johnson Davidson County
Batch# 871521 DEEDWARR
06/14/2022 03:28:15 PM 2 pgs
Fees: $13.00 Taxes: $12,580.00

20220614-0067999

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,400,000.00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF June, 2022.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Invest Holdings, LLC	Invest Holdings, LLC	
(NAME)	(NAME)	092-09-0-359.00
3308 & 3312 Charlotte Avenue	728 Crestmark Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Mt. Juliet, TN 37122	
(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, **URBAN VIEW WEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INVEST HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, and being more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 31 through 35 on the Resubdivision of the Wilcox Property of record in Book 421, Page 42 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Beginning at an iron rod set on the Northerly right-of-way line of Charlotte Avenue, 80 feet in width, at a corner with Lot 30 on said Resubdivision of the Wilcox Property; Thence with the Northerly right-of-way line of Charlotte Avenue, South 88 degrees 40 minutes 49 seconds West, 250.21 feet to an iron rod set at a corner common with Lot 36 on Resubdivision of the Wilcox Property; Thence leaving the Northerly right-of-way line of Charlotte Avenue with the Easterly line of Lot 36, North 1 degrees 46 minutes 06 seconds East, 144.58 feet to an iron rod set on the Southerly right-of-way line of Alley Number 934, 20 feet in width; Thence with the Southerly right-of-way line of Alley Number 934, South 89 degrees 53 minutes 39 seconds East, 250.00 feet to an iron rod set at a corner common with Lot 30; Thence with the Westerly line of Lot 30, South 1 degrees 47 minutes 21 seconds West, 138.35 feet to the point of beginning; containing 35,348 square feet or 0.812 acres more or less;

The above description was written from a survey prepared by Clint Elliott Survey, titled ALTA/NSPS Land Title Survey of 3308 & 3312 Charlotte Avenue and last revised August 27th, 2019.

Being a portion of the same property conveyed to Urban View West, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Norma Sisemore, unmarried, of record in Instrument No. 20190905-0089632 Register's Office for Davidson County, Tennessee, dated August 30, 2019.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 2-AR-22-3308-3312

Being the same property conveyed to Urban View West, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Norma Sisemore, unmarried, of record in Instrument No. 20190905-0089633 Register's Office for Davidson County, Tennessee, dated August 30, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 3308 & 3312 Charlotte Avenue, Nashville, TN 37209
(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 7th day of June, 2022.

URBAN VIEW WEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

MARTIN LOVELACE, PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Martin Lovelace, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Member for Urban View West, LLC, the within named bargainor, a limited liability company, and that he is the President of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as President.

Witness my hand and official seal this 7th day of June, 2022.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires: _____

Notary Public