WARRANTY DEED

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

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 21, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File #22-DM-2811-PR

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 874850 **DEEDWARR**
06/21/2022 12:06:21 PM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20220621-0070392

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: NEW OWNER	
Vibe Nash, LLC		
(NAME)	(NAME)	**118-07-0-132**
757 Sinclair Cir		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **WILLIAMSON NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIBE NASH LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Block B on the Plan of Berry Hill Gardens of record in Plat Book 1130, Page 36, 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 The Williamson Nashville, LLC, a limited liability company by Warranty Deed from Franklin L. Wood, II and Terryl A. Wood, husband and wife of record in Instrument No. 20191223-0131805 Register's Office for Davidson County, Tennessee, dated December 18, 2019 and recorded on December 23, 2019.

This conveyance is subject to:
*Subject to all matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.
*Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4621, Page 615, in the Register's Office for Davidson County, Tennessee.
*Driveway Access Easement of record in Instrument Number 20151105-0112849, in the Register's Office for Davidson County, Tennessee.
*Driveway Access Easement of record in Instrument Number 20151105-0112849, in the Register's Office for Davidson County, Tennessee.
*No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2811 Azalea Place, Nashville, TN 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 13 day of June, 2022.

Williamson Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Christopher Beaven, President/Owner

STATE OF _____
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared Christopher Beaven, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President/Owner of Williamson Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Christopher Beaven as such President/Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President/Owner.

Witness my hand and seal, this ___ day of June, 2022.

_____
Notary Signature

See attached certificate J.O

Printed Name:_____

My commission expires:_____

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On June 13, 2022 *Date* before me, Javier Ochoa *Here Insert Name and Title of the Officer*, a Notary Public,

personally appeared Christopher Beaven *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JAVIER OCHOA
Notary Public - California
Los Angeles County
Commission # 2403815
My Comm. Expires May 9, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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