WARRANTY DEED

Karen Johnson Davidson County
Batch# 883661 DEEDWARR
07/05/2022 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20220705-0077148

File No. EM-22-2751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-25-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Wilfred Cheney	Same As New Owner	
(NAME)	(NAME)	092-09-0R-002.00-CO
408 37th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/we, **37Thnash LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Wilfred Cheney, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 408 37th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150407-0030309, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Frankie L. Jones, unmarried by Warranty deed from FMBC Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150326-0026288 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on March 26, 2015.

Being a portion of the same property conveyed to Shawn Bailes and Elizabeth Bailes, husband and wife, Frankie L. Jones, unmarried by Quitclaim deed from Frankie L. Jones, unmarried of record in Instrument No. 20160415-0036664 Register's Office for Davidson County, Tennessee, dated April 13, 2016 and recorded on April 15, 2016.

Being the same property conveyed to 37thnash, LLC, a Kentucky limited liability company by Warranty deed from Shawn Bailes and Elizabeth Bailes, husband and wife and Frankie L. Jones, unmarried of record in Instrument No. 20220222-0019902 Register's Office for Davidson County, Tennessee, dated February 11, 2022 and recorded on February 22, 2022. (Value of consideration shown in aforementioned deed $536,000.00.)

This is property more commonly known as 408 37th Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 28th day of June, 2022.

37Thnash LLC, a Kentucky Limited Liability Company

By: _____
Margaret F. Atalla, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared Margaret F. Atalla, 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 Member of 37Thnash LLC, the within named bargainor, a Limited Liability Company, and that such Margaret F. Atalla as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville TN, this 28th day of June, 2022.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **June 28, 2022**.

Affiant Signature

June 28, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON