Karen Johnson Davidson County
Batch# 888200 DEEDWARR
07/13/2022 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,894.88
20220713-0080574

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $782,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, ,

File No.: P22-4815-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David Anderson and Brian Pesaturo and Gilberto Alex Merchan and Ramsey Kouri	~~NEW OWNER~~ Guaranteed Rate Inc	105030V00200CO
(NAME)	(NAME)	
1242 2nd Avenue, Unit 9	1800 W. Cuyler Ave. Ste. 1W	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	~~Nashville~~ Chicago IL 60613 ~~TN 37210~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Eighty-Two Thousand Four Hundred And No/100 Dollars ($782,400.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TRUE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DAVID ANDERSON AND BRIAN PESATURO AND AND GILBERTO ALEX MERCHAN AND RAMSEY KOURI, _____, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, being described as follows, being Unit Nos. 9 as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for 1242 Second Avenue South of

record in Instrument No. 20200326-0032878, as amended in Instrument Nos. 20200902-0100030, 20201026-0123584, 20220526-0061183 and 20220606-0064558,Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to True Development, LLC, a Tennessee limited liability company by Warranty deed from Hart to Heart Day Care Learning Center, Inc., a Tennessee corporation of record in Instrument No. 20160606-0056625 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 06, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1242 2nd Avenue, Unit 9, Nashville, TN 37210
(House No.) (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 successors 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 Grantor's hand this 11th day of July, 2022.

True Development, LLC

BY: _____
John Hays, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **John Hays**, 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 Authorized Agent of True Development, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal this the 11th day of July, 2022.

My Commission expires: Jan 8 2024

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 July 13, 2022 (date of document).

Affiant Signature

July 13, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025