Karen Johnson Davidson County
Batch# 889544 DEEDWARR
07/15/2022 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220715-0081523

Warranty Deed

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me this the 13th day of July, 2022. Notary Public My commission expires: 4/26/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Savannah L. Clements James Kevin Clements	New Owner(s)	119-13-0-007.00
2939 Harlin Drive	Same as	
Nashville, TN 37211	owners	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NASHVILLE BIZA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAVANNAH L. CLEMENTS AND JAMES KEVIN CLEMENTS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, and being all of Lot No. 68, an addition to and a revision of Lot Nos. 93, 94, 95, 96 and 97 of the H. G. McNabb Subdivision, according to survey and Plat of same appearing of record in Book 1130, Page 79, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Ahurora Nevarez by Warranty Deed from Kathleen Baggett Shanes, devisee of Wiline J. Baggett, deceased of record in Instrument No. 20060329-0035761 Register's Office for Davidson County, Tennessee, dated March 24, 2006 and recorded on March 29, 2006.

Being the same property conveyed to Terminus Capital Investing, LLC, a Tennessee limited liability company by Warranty Deed from Ahurora Nevarez, unmarried of record in Instrument No. 20211001-0132245 Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on October 01, 2021.

Being the same property conveyed to Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Terminus Capital Investing LLC, a Tennessee limited liability company of record in Instrument No. 20211110-0150387 Register's Office for Davidson County, Tennessee, dated November 1, 2021 and recorded on November 10, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2939 Harlin Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of July, 2022.

Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Barbara Weiss, Authorized Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2022.

_____
Notary Public

My Commission Expires: 6/24/2025

Otto V Latimer Jr
Commission # HH 139323
Commission Expires 06-24-2025
Bonded Through - Cynanotary
Florida - Notary Public

Certificate of Authenticity

I, Tonya Loftin, 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

Tonya Loftin
Affiant Signature

July 15, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15th day of July, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)