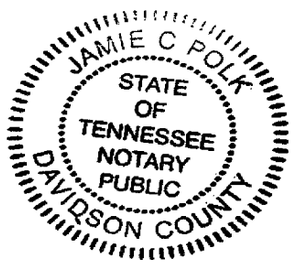
Karen Johnson Davidson County
Batch# 891394 DEEDWARR
07/20/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20220720-0082969



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $387,000.00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2022.

Notary Public
My commission expires: 1/3/23

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sammie Investments Properties 2, LLC	**New Owner**	**092100H01700CO**
PO Box 644		
Bellaire, TX 77402		

FOR AND IN 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 ACKNOWLEDGE, WE,

Wide Array Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sammie Investments Properties 2, LLC

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:

Land in Davidson County, Tennessee, being Unit No. 17, as established in Declaration of Covenants, Conditions, and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180413-0035156, as amended in Instrument No. 20181228-0125893, as further amended in Instrument No. 20190220-0015516, Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit D, to which Master Deed reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Wide Array Properties, LLC, by Quitclaim Deed from Anna E Rowland and David Rowland, wife and husband, dated July 20, 2020, of record in Instrument No. 20200723-0080812, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 625 26th Ave N #201, Nashville, TN 37209.

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 in 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.

_____ Date: 7/18/22

Wide Array Properties, LLC
By: David Rowland
It's: Sole Member

STATE OF TN

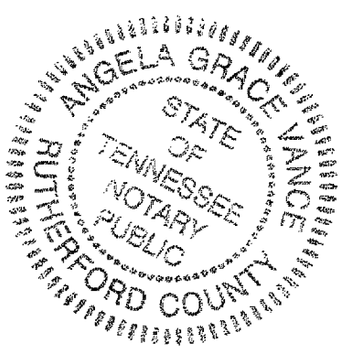
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **David Rowland** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are the Sole Member of Wide Array Properties, LLC and that he is authorized by Wide Array Properties, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 18 day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 11.17.24



Certification of Recorded Documents

I, Laura Hamann, 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 18, 2022.

(AFFIANT) – Laura Hamann

07/18/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 18th day of July, 2022.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY