Karen Johnson Davidson County
Batch# 901202 DEEDWARR
08/09/2022 02:38:27 PM 3 pgs
Fees: $18.00 Taxes: $4,236.50
20220809-0090632

Warranty Deed

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,145,000.00 Affiant Subscribed and sworn to before me, this the 25th day of July, 2022. Notary Public My commission expires: 11-3-25

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BWR-22-1508B

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kala Nicholson Chaus J. Nicholson	new owners	073-13-3A-002.00-CO
1508 B Wendell Avenue		
Nashville, TN 37206		

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, **PARAGON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND ARMSTRONG REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KALA NICHOLSON AND CHAUS J. NICHOLSON, A MARRIED COUPLE**, 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, being Unit B, Homes At 1508 Wendell Avenue, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Homes At 1508 Wendell Avenue, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20210504-0059352, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Charles W. Porter, unmarried by Warranty deed from Richard K. Eberlei and wife, Beverly S. Eberlei of record in Book 10122, page 107 Register's Office for Davidson County , Tennessee, dated July 12, 1996 and recorded on July 16, 1996.

Being a portion of the same property conveyed to Charles W. Porter and wife, Melissa K. Porter by Quitclaim deed from Charles W. Porter of record in Instrument No. 20060629-0077878 Register's Office for Davidson County, Tennessee, dated June 23, 2006 and recorded on June 29, 2006.

Being a portion of the same property conveyed to Paragon Group, LLC, A Tennessee Limited Liability Company and Armstrong Real Estate, LLC, A Tennessee Limited Liability Company by Warranty deed from Charles W. Porter and wife, Melissa K. Porter of record in Instrument No. 20210409-0047766 Register's Office for Davidson County, Tennessee, dated April 07, 2021 and recorded on April 09, 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 1508 B Wendell Avenue, Nashville, TN 37206, 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 25th day of July, 2022.

Paragon Group, LLC, a Tennessee Limited Liability Company

By: _____
Brett Diaz, Sole Member

Armstrong Real Estate, LLC, a Tennessee Limited Liability Company

By: _____
Aaron B. Armstrong, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Diaz, Sole Member, 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 Sole Member of Paragon Group, 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 25th day of July, 2022.

_____
Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron B. Armstrong, Sole Member, 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 Sole Member of Armstrong Real Estate, 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 25th day of July, 2022.

J. B. Miller
Notary Public

My Commission Expires: 3-3-26

