WARRANTY DEED

Karen Johnson Davidson County
Batch# 902070 DEEDWARR
08/11/2022 01:17:14 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20220811-0091444

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 5TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SoBRO LAW GROUP, PLLC
513 3rd Avenue South
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moyo Suarez	New Owner	07107028400 & 07107028500
(NAME)	(NAME)	
1511 Dallas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **1702 Meridian, G.P., a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Grantees, **MOYO SUAREZ, A MARRIED MAN, AS TO AN EIGHTY TWO PERCENT (82%) INTEREST**, and to **1702 MERIDIAN G.P., A TENNESSEE GENERAL PARTNERSHIP, AS TO AN EIGHTEEN PERCENT (18%) INTEREST**, those certain tracts or parcels of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

TRACT 1: 1700 MERIDIAN STREET, NASHVILLE, TENNESSEE 37207- PARCEL NO. 07107028400

Being Lot No. 1 on the Resubdivision of Lot No. 4, Map of the Resubdivision of I.D. Luton's Addition, of record in Instrument No. 20201228-0153295, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 runs back between parallel lines 198.76 feet to the rear property line, measuring 35 feet thereon.

Being a portion of the same property conveyed to 1702 Meridian G.P., a Tennessee general partnership, by Warranty Deed from Dharmesh Patel and Sunita Patel, husband and wife, of record as Instrument No. 20170810-0081909, Register's Office for Davidson County, Tennessee.

TRACT 2: 1702 MERIDIAN STREET, NASHVILLE, TENNESSEE 37207- PARCEL NO. 07107028500

Being Lot No. 2 on the Resubdivision of Lot No. 4, Map of the Resubdivision of I.D. Luton's Addition, of record in Instrument No. 20201228-0153295, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 runs back between parallel lines 198.76 feet to the rear property line, measuring 35 feet thereon.

Being a portion of the same property conveyed to 1702 Meridian G.P., a Tennessee general partnership, by Warranty Deed from Dharmesh Patel and Sunita Patel, husband and wife, of record as Instrument No. 20170810-0081909, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1700 Meridian Street, Nashville, TN 37207 & 1702 Meridian Street, Nashville, TN 37207
(House Number) (Street) (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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and Grantor does further covenant and itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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(s) this 5th day of August, 2022.

GRANTOR:

1702 MERIDIAN G.P., A TENNESSEE GENERAL PARTNERSHIP

By: _____, Its Agent

Printed: Adam G. LaFevor

Its: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 5TH day of August, 2022, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of 1702 Meridian G.P., a Tennessee general partnership, and that he, as Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of August, 2022.

_____
Notary Public
My Commission Expires: 9-8-25

MACKENZIE HUDSON STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MACKENZIE HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY