Karen Johnson Davidson County
Batch# 906946 DEEDWARR
08/24/2022 09:46:07 AM 2 pgs
Fees: $13.00 Taxes: $1,846.30
20220824-0095476

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5047-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
1702 Allison Place QOZB LLC	NEW OWNER	10511015000
(NAME)	(NAME)	
1224 2nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety-Nine Thousand And No/100 Dollars ($499,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SUAREZ FAMILY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO 1702 Allison Place QOZB LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 the southerly 45 feet of Lot No. 21 on the plan of Allison subdivision, of Record in book 547, page 74, Register's office for Davidson county, Tennessee, to Which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 21 fronts 45 feet on the easterly side of Allison Place and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Suarez Family Holdings, LLC, A Tennessee Limited Liability Company by Quitclaim deed from Ashleigh Marie Suarez of record in Instrument No. 20200504-0046222 Register's Office for Davidson County, Tennessee, dated April 28, 2020 and recorded on May 04, 2020.

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 1702 Allison Place, Nashville, TN 37203
(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 successors 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 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 Grantor's hand this 22 day of August, 2022.

Suarez Family Holdings, LLC, a Tennessee Limited Liability Company

BY: Ashleigh Marie Suarez
Ashleigh Marie Suarez, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Ashleigh Marie Suarez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Manager of Suarez Family Holdings, LLC, the within named bargainor, a limited liability company, and that she executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as Chief Manager.

Witness my hand and official seal this the 22 day of August, 2022.

My Commission expires: 9/2/24

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public