WARRANTY DEED

Karen Johnson Davidson County
Batch# 909298 DEEDWARR
08/29/2022 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220829-0097172

File No. EM-22-2913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL/ASSESSOR
Invent Communities, Inc.	New owner	
(NAME)	(NAME)	
308 Arrington Street		082-07-0-167.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Meridian Partners, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Invent Communities, Inc.**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 64, on the Plan of East Nashville Real Estate Company's Plan of Lots, as shown on Plat of record in Plat Book 57, Page 11, in the Register's Office for Davidson County, Tennessee to which Plat Reference is hereby made for a more Complete Description of the Property, as further Described according to Survey made by CESO, Inc., Dated November 13, 2017, last revised January 9, 2018 as Follows:

Beginning at a found 5/8 inch Diameter iron rebar with no cap, Being the Northwest Corner of the Thomas Ward Property (Tax Map 82-7 Parcel 167) as recorded in Instrument No. 20110610-0044486 in the Register's Office of Davidson County, Tennessee (R.O.D.C.) Common Corner with Meridian Properties, LLC Property (Tax Map 82-7 Parcel 167) as Recorded in Instrument No. 20151217-0127005 (R.O.D.C.) and in the Southerly Right-of-way of Arrington Street;

Thence, with said Right-of-Way, South 82 Degrees 18 Minutes 59 Seconds East, a Distance of 50.13 Feet to a found 1/2 Inch rebar, common corner with the Crystal Conyers Property (Tax Map 82-7 Parcel 166) as recorded in Instrument No. 20040614-0069902 (R.O.D.C.);

Thence Leaving said Right-of-Way with the Dividing Line of the Ward/Conyers Property, South 7 Degrees 24 Minutes 22 Seconds West, a Distance of 176.00 Feet to a set 5/8 Inch iron rebar with CESO, Inc. cap in the Northerly Right-of-Way of Ally No. 331;

Thence with the said Right-of-Way, North 82 Degrees 15 Minutes 25 Seconds West, a Distance of 50.13 Feet to a found 5/8 Inch iron rebar with no cap, common corner with the aforementioned Meridian Partners, LLC Property;

Thence leaving said Right-of-way with the Dividing Line of the Ward/Meridian

Property North 7 Degrees 24 Minutes 22 Seconds East, a Distance of 175.95 Feet back to the Point of Beginning.

Parcel Containing 8,822.20 Sq.Ft. (+/-) and/or 0.20 Acres (+/-)

Being the same property conveyed to Meridian Partners, LLC by Warranty deed from Thomas Ward of record in Instrument No. 20180116-0004040 Register's Office for Davidson County, Tennessee, dated January 11, 2018 and recorded on January 16, 2018 and Scrivener's Affidavit recorded on November 05, 2018 in Instrument No. 20181105-0109506

This is property more commonly known as 308 Arrington Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 is 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.

Witness my/our hand this 26th day of August, 2022.

Meridian Partners, LLC, a Limited Liability Company

By: _____
W. McClain Towery, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county mentioned, personally appeared W. McClain Towery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Meridian Partners, LLC, the within named bargainor, a Limited Liability Company, and that such W. McClain Towery as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Nashville, this 26th day of August, 2022.

_____
Notary Signature

Printed Name: Emily Manno

My commission expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 8/26/22.

Date

Affiant Signature

8/26/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON