Karen Johnson Davidson County
Batch# 918819 DEEDWARR
09/19/2022 04:14:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220919-0104333

WARRANTY DEED

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC JOHN C. ELROD STATE OF

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00. THE TRANSFER TAX FOR THIS TRANSACTION WAS PAID IN CONJUNCTION WITH THE RECORDING OF INSTRUMENT NO. 20220830-0097938.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Tobias, LLC			Tobias, LLC			
(NAME)			(NAME)			092-07-0T-003.00-CO (new m&p)
1934 Britt Place			23 Tree Fern			
(ADDRESS)			(ADDRESS)			
Nashville	TN	37208	Irvine	CA	92603	
(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, **1934 Britt Place, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Tobias, LLC, a California 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 Unit No. C, Homes at 1917 Herman Street as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1917 Herman Street, a Horizontal Property Regime with Private Elements of record in Instrument Number 20210325-0039771, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 1934 Britt Place, LLC, a Tennessee Limited Liability Company by Quitclaim deed from RK Junior Contracting Services, LLC of record in Instrument No. 20210716-0096106 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 16, 2021.

Being also the same property purportedly conveyed by warranty deed of record in Instrument No. 20220830-0097938. Said warranty deed, by inadvertence and mistake, incorrectly listed the Grantor as 1936 Britt Place, LLC, a Tennessee Limited Liability Company, which had no interest in the property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1934 Britt Pl. Nashville, TN 37208
(House Number) (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, its 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 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

Witness my hand this 29th day of August, 2022.

1934 Britt Place, LLC

Sole Member

By: Ronnie Kelley, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Ronnie Kelley, Jr.,** 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 **__Sole Member_** of **1934 Britt Place, LLC** the within named bargainer, and that he/she as such **Sole Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of **1934 Britt Place, LLC** by himself/herself as **_Sole Member_**.

WITNESS my hand and official seal at office this 29th day of August, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY