Prepared by: Karen Johnson Davidson County
Record and Return T Batch# 928943 DEEDWARR
Chapman and Rosenthal 10/13/2022 10:09:54 AM 2 pgs
10 Burton Hills Blvd., Su Fees: $13.00 Taxes: $3,663.00
Nashville, TN 3721
20221013-0112242

Name and Address of New Owner:
CSMTN Investments, LLC
1920 Adelicia St #300
Nashville, TN 37212

Send Tax Statements To:
CSMTN Investments, LLC
Attn: Rick Fisher
1920 Adelicia St #300
Nashville, TN 37212

THIS INSTRUMENT PRE
(Please Return Document

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22091585

Map and Parcel: 082 09 0 043.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Morgan Wayne Woelk and wife, Vicki Woelk**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CSMTN Investments, LLC, a Delaware 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 Lot 26, on the Map of North Nashville Real Estate Company's Plan, according to survey and plat of same appearing of record in Plat Book 21, page 105, in the Register's Office of Davidson County, Tennessee.

Said lot 26 fronts 50 feet on the westerly side of 6th Avenue N. formerly High Street, and runs back between parallel lines 174 feet 11 inches on the north line and 174 feet 4 inches on the south line, to an alley.

Being the same property conveyed to Morgan Wayne Woelk, married by Quitclaim Deed filed for record on May 17, 2022 in Instrument Number 20220517-0056775, of the Register's Office of Davidson County, Tennessee.

Vickie Woelk joins in this conveyance to convey any and all marital status in subject property.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1313 6th Ave N, Nashville, TN 37208

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 I am 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 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 hand this 10th day of October, 2022.

Morgan Wayne Woelk

Morgan Wayne Woelk

Vicki L. Woelk

Vickie Woelk

State of Tennessee

County of Rutherford

Personally appeared before me, Morgan Wayne Woelk and Vickie Woelk with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of October, 2022.

Notary Public
My Commission Expires: 4/19/24

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $990,000.00.

Affiant Signature

Subscribed and sworn to before me, this 10th day of October, 2022.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024