Karen Johnson Davidson County
Batch# 938461 DEEDWARR
11/07/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20221107-0119487

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $285,000.00. Amanda Hunt Affiant Subscribed and sworn to before me, this the 3rd day of November, 2022. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rickie Hunt	New Owner(s)	044-05-0-003.00
124 Scenic View Road		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NASHVILLE BIZA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICKIE HUNT**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being in the Fourth Civil District of Davidson County, Tennessee, being Tract No. 2 on the unrecorded plan of H. A. Youngblood's Subdivision, described according to a map by Cantrell, Connel and Morrison, May, 1954, as follows:

Beginning at a point in the Southwesterly margin of Scenic View Drive, a corner of Tracts 1 and 2; thence with the line between said tracts, South 42 degrees 13 minutes West 135 feet to the line of tract 22; thence with the line between Tracts 20 and 22, North 47 degrees 47 minutes West 55.5 feet to a point, a corner of Tract 3; thence with the line between Tracts 2 and 3, North 42 degrees 13 minutes East 135 feet to a margin of Scenic Drive; thence with the margin of the same, South 47 degrees 47 minutes East 55.5 feet to the point of beginning.

Being the same property conveyed to Kelly C. Mendez and Jonathan A. Mendez by Quitclaim Deed from Teresa Mendez of record in Instrument No. 20210317-0035003 Register's Office for Davidson County, Tennessee, dated March 15, 2021 and recorded on March 17, 2021.

Being the same property conveyed to Nashville Biza Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Kelly C Mendez, a Single man and Jonathan A. Mendez, a single man, dated December 10, 2021 and recorded December 16, 2021, in Instrument No. 20211216-0166572, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 124 Scenic View Road, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of November, 2022.

Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Barbara Weiss, Authorized Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, 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 Authorized Member of Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of November, 2022.

Vladimir Gonzalez
Comm.#GG961465
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

_____
Notary Public

My Commission Expires: 2-24-2024

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 7, 2022 (date of document).

Affiant Signature

November 7, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023