**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 942723 DEEDWARR
11/18/2022 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20221118-0122690

File No. DH-22-3587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 05/23/2023

(AFFIX SEAL)

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Belmont Real Estate Holdings II, LLC | Same as New Owner | |
| (NAME) 1900 Belmont Blvd. | (NAME) | 105-13-0-046-00 |
| (ADDRESS) Nashville, TN 37212 | (ADDRESS) | |
| (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, **Urban Capital, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Belmont Real Estate Holdings II, LLC**, a Tennessee limited liability company, 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:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being the Easterly 45 feet of Lot No. 348 and the Westerly 5 feet of Lot No. 349 on the Map of Belmont Land Co.'s Resubdivision of part of Belmont Heights, as of record in Book 421, Page 71, Register's Office for said County and described as follows:**

**Said parts of said lots Nos. 348 and 349 front together 50 feet on the Northerly side of Ashwood Avenue and run back between parallel lines, 150 feet to an alley.**

**Being the same property conveyed to Urban Capital, LLC by Warranty Deed from Nancy Marilyn Hoddinott, a single person of record in Instrument No. 20220808-0089923 Register's Office for Davidson County, Tennessee, dated August 5, 2022 and recorded on August 8, 2022.**

**This is property more commonly known as 1204 Ashwood Avenue, Nashville, TN 37212.**

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 17th day of November, 2022.

Urban Capital, LLC, a Limited Liability Company

By: _____
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua L. Hunter, 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 authorized agent of Urban Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville TN, this 17th day of November, 2022.

D Hardwick
Notary Signature

Printed Name: D Hardwick

My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Certificate of Authenticity

I, Dawnielle Hardwick, 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 17, 2022**.

Date

Affiant Signature

**November 17, 2022**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

