Karen Johnson Davidson County
Batch# 953700 DEEDWARR
12/21/2022 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20221221-0131752

Name and Address of New Owner:
OneOhOne, LLC
118 10th Ave. S. Suite 4
Nashville, TN. 37203
Send Tax Statements To:
NEW OWNER
118 10th Ave. S. Suite 4
Nashville, TN. 37203

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-22121953

Map and Parcel: 093 16 0 177.00

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, **Property Buyz, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **OneOhOne, LLC**, 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 No. 139, on the Plan of Maury & Claiborne's Addition, as of record in Book 21, pages 84-85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald Grant, Sr. by Quitclaim Deed filed for record on April 10, 2018 in Instrument Number 20180410-0033706, of the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Brandon Adams, Trustee of The 101 Lewis St Trust by Warranty Deed filed for record on May 18, 2022 in Instrument Number 20220518-0057392, of the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Property Buyz, LLC by Warranty Deed filed for record on May 24, 2022 in Instrument Number 20220524-0059953, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following All matters as set forth per plat of record in Book 21, page 84 & 85, said Register's Office.

This conveyance is further 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: 101 Lewis St, Nashville, TN 37210

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 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 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 our hand this 19 day of December, 2022.

Property Buyz, LLC, a Tennessee limited liability company

BY: _____
Donald Dewayne Beard, Managing Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Donald Dewayne Beard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Property Buyz, LLC and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and seal this 19 of December, 2022.

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 2/20/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 20th day of December, 2022.

_____
Notary Public
My Commission Expires: 1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 12/19/2022 (date of document).

Jessica Gebhart
Affiant Signature

12/21/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of December, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

