THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221143050**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00 Affiant Subscribed and sworn to before me, this 28th day of December, 2022. Notary Public My Commission Expires: 07/03/2023

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

WARRANTY DEED

Address New Owner: Joseph Michael Johnson 1634 24th Ave Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 10 0 396.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **M & S OZ FUND, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph . Johnson,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: unmarried

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Northerly 100 feet of Lot No. 14 on the Map of the Subdivision of Georgia Industrial Realty Company's North Nashville Property of record in Plat at Instrument No. 20180117-0004801, 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 M & S Oz Fund, LLC, by Warranty Deed from William Michael Key, aks Michael Key, aka Michael Key, aka W. Michael Key and Yan Fen Key, of record in Instrument No. 20201124-0137852, in the Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded on November 24, 2020. And Scrivener's Affidavit document recorded in Instrument No. 20211229-0171098.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Plat of The Northerly 100 feet of Lot # 14 on the Map of the Subdivision of Georgia Industrial Realty Company's North Nashville Property, as recorded in Instrument No. 20180117-0004801.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Georgia Industrial Realty Co's North Nashville Property, as recorded in Book 421, Page 188.

This is improved property located at 1634 24th Ave Nashville TN 37208

Karen Johnson Davidson County
Batch# 957163 DEEDWARR
01/03/2023 02:35:36 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20230103-0000321

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RT-BR-22-1634

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2022.

M & S OZ FUND, LLC

By: Chris Dawson, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Chris Dawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of M & S OZ FUND, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, ~~this 28th~~ day of December, 2022.

Notary Public
My Commission Expires:

