WARRANTY DEED

Karen Johnson Davidson County
Batch# 962338 DEEDWARR
01/19/2023 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,767.60
20230119-0004291

MJ-BR-22-1011B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $748,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew J. Renzi	**NEW OWNER**	
(NAME)	(NAME)	**081 16 4B 002.00**
1011 B 11th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AQUILA PROPERTIES, LLC, AN TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW J. RENZI, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2, of 1011 11th Avenue North, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200812-0090271 as amended in Instrument No. 20221208-0128118, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to Aquila Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Kent Basile, unmarried, of record in Instrument No. 20180828-0085265, in the Register's Office for Davidson County, Tennessee, dated August 21, 2018, and recorded on August 28, 2018, and as corrected by Deed of Correction recorded October 08, 2020, in Instrument No. 20201008-0117059.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Narcissa Smith Subdivision of Lot 176 in the McNairy Mansion House Tract, as recorded in Plat Book 9, Page(s) 1.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200812-0090271 as amended in Instrument No. 20221208-0128118.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1011 B 11th Ave N, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 17 DAY OF JANUARY, 2023.

Aquila Properties, LLC

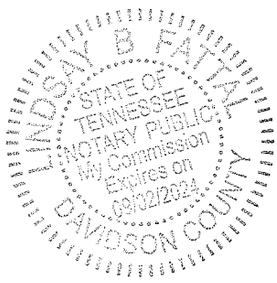
BY:_____
Davina Kraeger
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVINA KRAEGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of AQUILA PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 1/17/2023.

Affiant Signature

1/18/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/18/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON