Karen Johnson Davidson County
Batch# 964181 DEEDWARR
01/25/2023 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $4,362.30
20230125-0005648

WARRANTY DEED

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Hammond and Lauren Loew	Bay Equity, LLC	
(NAME) 1012 North 16th St.	(NAME) 2300 Clayton Rd, Ste 450	08302012600
(ADDRESS) Nashville, TN 37206	(ADDRESS) Concord, CA 94520	
(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, **Millennial Property Consultants, LLC, a Georgia Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Taylor Hammond and Lauren Loew, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 64 on the plan of Subdivision of Lots No. 8, 9, and 10 and part of Lot No. 7 in Block "A"; Lots No. 13 and 14 in Block "B"; and all of Block "C" of Weakley Homes Place, of record in Plan Book 547, 12, Register's Office for said County, Tennessee.

Being the same property conveyed to Millennial Property Consultants, LLC, a Georgia Limited Liability Company, by virtue of that certain Quit Claim Deed dated March 3, 2022, and being of record at Instrument No. 20220311-0028665, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1012 N 16th St. Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 24th day of January, 2023.

Millennial Property Consultants, LLC

Jahisha Christian, Member
By: Jahisha Christian, Member

Nicole Jones, member
By: Nicole Jones, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Jahisha Christian and Nicole Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Millennial Property Consultants, LLC the within named bargainer, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of Millennial Property Consultants, LLC by themselves as Members.

WITNESS my hand and official seal at office this 24th day of January, 2023.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/4/23 (date of document)

Affiant Signature

12/6/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 25 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY