WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-2023-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 966080 DEEDWARR
01/31/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20230131-0007228

File No. AT-23-3791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Beraldo Hoxhaj
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHAEL FERRANCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Beraldo Hoxhaj	Easy Street Capital Investments, LLC	
(NAME)	(NAME)	
116 Brooke Castle Drive	1201 East Cesar Chavez Street, Suite 1	075-08-0A-013.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Austin, TX 78702	
(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, **Brent N. Stewart, married****, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beraldo Hoxhaj, individual**, 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 condominium unit in Davidson County Tennessee, described as follows: Unit No. 116, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, of record in Book 6250, page 156, as amended in Book 6250, page 627, as amended in Book 6250, page 691, corrected in Book 6680, page 905, Book 6727, page 762, and Book 6919, page 571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brent N. Stewart by Warranty deed from Harold S. Kearns, Jr. and Peggy J. Kearns, as husband and wife of record in Instrument No. 20160622-0063360, Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 22, 2016.

****This property is not a martial residence of the Grantor and as such is not subject to any homestead, dower, or other martial interest as contemplated by T.C.A. 26-2-307 or other similar statute.**

This is property more commonly known as 116 Brooke Castle Drive, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 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 31st day of January, 2023.

Brent N Stewart by Ryan Lux
attorney in fact

Brent N. Stewart by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Brent N. Stewart, and that this instrument was executed on behalf of the said Brent N. Stewart for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202301310007227, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 31st day of January, 2023.

Notary Signature
My commission expires: 7/6/2023

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF Davidson
The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.
2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 31st day of January, 2023.

Notary Public
My Commission Expires: 7/6/2023

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 1/31/23.

Affiant Signature

1/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of Jan, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

