WARRANTY DEED

Karen Johnson Davidson County
Batch# 976928 DEEDWARR
03/03/2023 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20230303-0015438

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 05/23/2023
(AFFIX SEAL)

File No. EM-22-2997

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 NUMBERS
Gunvant Prema	Newowner	
(NAME)	(NAME)	071-08-0Z-005.00-CO
5461 Oak Chase Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Urban Capital LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gunvant Prema, married**, 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:

Land in Davidson County, Tennessee, being Unit No. 5, on the Horizontal Property Regime for Trinity Row, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210429-0057076, Register's Office for Davidson County, Tennessee, to all which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Urban Capital, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20211006-0134431 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on October 06, 2021.

Quitclaim Deed is recorded on October 07, 2021 of record in Instrument No. 20211007-0135060 Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1906 Lischey Avenue, Nashville, TN 37207.

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 3rd day of March, 2023.

Urban Capital LLC, a Tennessee Limited Liability Company

By: _____
Joshua L. Hunter, authorized agent

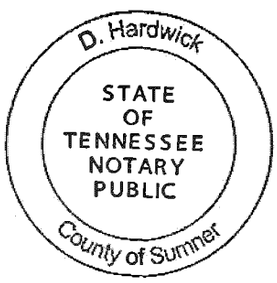
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary publlic of the state and county mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of Urban Capital LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter as such authoriezd, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, this 3rd day of March, 2023.

_____
Notary Signature

My commission expires: 05/23/2023



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

LM-22 2007 Warranty Deed

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 3, 2023**.

Date

D Hardwick

Affiant Signature

March 3, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

