Karen Johnson Davidson County
Batch# 980437 DEEDWARR
03/14/2023 01:11:23 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20230314-0018473

20231086R

CANDIS A. THORNTON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/07/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $495,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2023.

Notary Public

My commission expires: 7-7-25

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-23-1900-50

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
William Tole and Rachel Tole	SAME AS NEW OWNER	**105-09-1H-074-00**
1000 Martin Road		
Dripping Springs, TX 78620		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AGRG Holdings, LLC, a Michigan limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Tole and Rachel Tole, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 508, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, 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 same property conveyed to AGRG Holdings, LLC, a Tennessee limited liability company by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee limited liability company of record in Instrument No. 20190320-0025201 in the Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on March 20, 2019.

The prior Warranty Deed of record in Instrument No. 20190320-0025201 in Register's Office for Davidson County, Tennessee erroneously referred to AGRG Holdings, LLC as a Tennessee limited liability company. AGRG Holdings, LLC is a Michigan limited liability company that is registered in Tennessee as a foreign entity.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1900 12th Avenue South, Unit 508, Nashville, TN 37203.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 9th day of March, 2023:

AGRG Holdings, LLC, a Michigan limited liability company

By: _____
Michael S. Van Dyke, Manager

STATE OF Michigan)
) **LIMITED LIABILITY**
COUNTY OF Kent) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Michael S. Van Dyke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Manager of AGRG Holdings, LLC, a Michigan limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 9th day of March, 2023.

My Commission Expires: 6/2/24 _____
Notary Public

FELICIA SWIFT
Notary Public - Michigan
Kent County
My Commision Expires June 2, 2024
Acting in the County of Kent