Karen Johnson Davidson County
Batch# 986438 DEEDWARR
03/29/2023 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20230329-0022921

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No. DH-23-4016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 9/30/2024

(AFFIX SEAL)

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
Cumberland Laurel Fund I, LLC	Same as new owner	
(NAME)	(NAME)	
250 Forrest Avenue		070070X001CO
(ADDRESS)	(ADDRESS)	
Chattaooga, TN 37405		
(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, **Nathan/Dale Stoops Real Estate LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cumberland Laurel Fund I, LLC, a Tennessee limited liability company**, 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 1018A as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Ten-Eighteen Alice Street, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20210923-0128042, 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 a portion of the same property conveyed to Nathan Dale Stoops Real Estate, LLC by Warranty deed from Shawanda D. Clay and Mamie Williams of record in Instrument No. 20210806-0106182 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on August 6, 2021.

Nathan/Dale Stoops Real Estate, LLC erroneously took title as Nathan Dale Stoops Real Estate, LLC

This is property more commonly known as 1018A Alice Street, Nashville, TN 37218.

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 28th day of March, 2023.

Nathan Dale Stoops Real Estate LLC, a
Tennessee Limited Liability Company

By: _____
Joshua Hunter, ~~authorized~~ agent

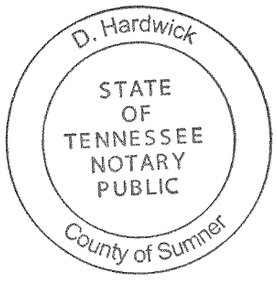
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua 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 Nathan Dale Stoops Real Estate LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Joshua Hunter as such authorized agent, 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, TN, this 28th day of March, 2023.

D Hardwick
Notary Signature

My commission expires: 03/09/2027



Certificate of Authenticity

I, Kimberly Hollingshead, 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 03/28/2023.

Kimberly Hollingshead, Esq.

03/29/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of March, 2023.

Notary Signature

My Commission Expires 4/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON