WARRANTY DEED

Karen Johnson Davidson County
Batch# 992348 DEEDWARR
04/14/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,334.59
20230414-0027567

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,700.00

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2023.

Notary Public

My commission expires: 11-21-26

(AFFIX SEAL)

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark One Development LLC, a Tennessee limited liability company	**OWNER**	**Map 092-06-0 Parcel 465.00**
696 San Ramon Valley Blvd, Ste 293		
Danville, CA 94526		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

New Day Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark One Development LLC, a Tennessee limited liability company

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 Nos. 77 and 78 on the Map of Faulconer and Ashcraft's Subdivision of Lot Nos. 18 and 19 of the Boyd McNairy Tract, of record in Plat Book 57, Page 121, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Warranty Deed dated June 7, 2022, from Bekry Reshad Seman, married, of record in Instrument No. 20220610-0066265, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 57, Page 121, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **2717 Batavia Street, Nashville, TN 37208**

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 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(s) this 14 day of **April, 2023.**

New Day Homes, LLC, a Tennessee limited liability company

BY: _____

Jordan Tarajano, as Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

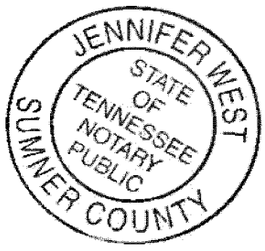
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jordan Tarajano,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Authorized Agent of **New Day Homes, LLC, a Tennessee limited liability company**, the within named bargainor, and that he, as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of limited liability company, by himself as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of **April, 2023.**

_____

Notary Public

My Commission Expires: 10/23/2023



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 14, 2023.

J. Carlton Drumwright

April 14, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 14, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY