Karen Johnson Davidson County
Batch# 998899 DEEDWARR
05/02/2023 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230502-0032606

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

File #23-KA-2215-B

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alma & Dune Investments, LLC	**New Owner**	
(NAME)	(NAME)	
305 East Trinity Lane		**092 07 0 023.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALMA & DUNE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The Land Referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as Follows:

Being Lot No. 1 on the Map of John Langhams Lots Northwest Nashville, as of record in Book 57, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 Front 24 feet on the Southerly side of Hermosa Street, and runs back 160 feet on the Easterly line, and 166 feet on the Westerly line with the Easterly margin of 23rd Avenue North to an Alley, and shows 68 feet on said alley.

Being a part of the same property conveyed to Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware limited liability company, by Special Warranty Deed from SFR MT LLC, a Delaware limited liability company, of record in Instrument No. 20191126-0122490, in the Register's Office of Davidson County, Tennessee, dated November 12, 2019 and recorded on November 26, 2019.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John Langhams Lots Northwest Nashville, as recorded in Book 57, Page 91; said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2215 Hermosa 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 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 hand(s) this the 28th day of April, 2023.

Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware Limited Liability Company

By: _____
Carter Vincent, Authorized Signatory

STATE OF South Carolina

COUNTY OF Charleston

Before me personally appeared Carter Vincent, Authorized Signatory of Conrex ML Portfolio 2019-01 Operating Company, LLC, 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 Signatory of Conrex ML Portfolio 2019-01 Operating Company, LLC, the within named bargainor, a Limited Liability Company, and that such Carter Vincent, Authorized Signatory of Conrex ML Portfolio 2019-01 Operating Company, LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal this 28th day of April, 2023.

_____
Notary Signature
My commission expires: 10/12/2025

PATRICIA H BERNIER
NOTARY PUBLIC
My Comm. Exp. Oct 12, 2025
STATE OF SOUTH CAROLINA

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 28th day of April, 2023.

Affiant Signature
Date 04/28/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON