WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002691 DEEDWARR
05/12/2023 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230512-0035707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026

(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2023040062

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Edward Stevenson, II and JhaTashia Stevenson	EDWARD STEVENSON, II AND JHATASHIA STEVENSON	
(NAME) 98 French St	(NAME) 98 FRENCH STREET	025-08-0A-002.00 CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) NASHVILLE, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THOUSAND AND NO/100 Dollars ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EKRE OF TN LLC, A NEW YORK LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD STEVENSON, II AND JHATASHIA STEVENSON, 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(s) 2, as shown on the map entitled Final Plat, Parkview Preserve, Phase 1A, of record as Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EKRE OF TN LLC, A NEW YORK LIMITED LIABILITY COMPANY, by deed from NYNESHIA WILLIAMS AND MONTRELL LASHUN WILLIAMS, WIFE AND HUSBAND, of record as Instrument Ni. 20220624-0072152, dated May 27, 2022, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 98 French St, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this the 10 day of May, 2023.

EKRE OF TN LLC, A NEW YORK LIMITED LIABILITY COMPANY

BY: _____
Adolfo Cuellar

Title: _____

STATE OF NY

County OF Nassau

Before me, Elizabeth Quagliariello, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Adolfo Cuellar as Authorized Signer of EKRE OF TN LLC, A NEW YORK LIMITED LIABILITY COMPANY personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th day of May, 2023.

_____
Notary Public

My Commission Expires: 9/7/2025
(SEAL)

ELIZABETH QUAGLIARIELLO
Notary Public, State of New York
Registration No. 01QU6421656
Qualified in Queens County
Commission Expires Sep. 7, 2025

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Holly A. Mason, 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 May 12, 2023.

Affiant Signature

5/12/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of May, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026