Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210

20231169R File No.: RES-23-1715

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $949,000.00.

Affiant

Subscribed and sworn to before me, this the 23 day of May, 2023.

Notary Public

My commission expires: 9-8-25

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

Karen Johnson Davidson County
Batch# 1006786 DEEDWARR
05/23/2023 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,511.30
20230523-0038843

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Michelle Roberts	**New Owner**	**083-14-0-008**
1715 Holly Street		
Nashville, TN 37206		

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,

Queen Bee, LLC, a Florida limited liability company

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

Michelle Roberts, unmarried

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 the Southerly 158 feet of the Easterly 50 feet of Lot No. 9 on the Plan of Richardson Place Subdivision of record in Plat Book 547, Page 135, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 9 fronts 50 feet on the Northerly side of Holly Street and runs back parallel lines 158 feet to a dead line.

Being the same property conveyed to Queen Bee, LLC, a Florida limited liability company, by Warranty Deed from Suki Mulberg and Eduardo Altamirano, wife and husband, of record in Instrument No. 20180920-0093391, Register's Office for Davidson County, Tennessee, dated September 15, 2018 and recorded on September 20, 2018.

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 1715 Holly Street, Nashville, TN 37206.

[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 12 day of May, 2023:

Queen Bee, LLC, a Florida limited liability company

By: Lynn S. Mount
Lynn S. Mount, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Lynn S. Mount, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Sole Member of Queen Bee, LLC, a Florida 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 12 day of May, 2023.

My Commission Expires: 1.14.26

Sydney Lasch
Notary Public

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Natalie A. McKee, 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 23, 2023.

Affiant Signature

5/23/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 23 day of May, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No. RES-23-1715