Karen Johnson Davidson County
Batch# 1014263 DEEDWARR
06/12/2023 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20230612-0044726

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $324,900.00 Affiant Subscribed and sworn to before me, this the 9th day of June, 2023. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason P. Cordial and Yena Choi	Mortgage Investors Group	071-07-0Q-024.00-CO
841 North Rural Street	8320 E. Walker Springs Lane #200	
Indianapolis, IN 46201	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **102 DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON P. CORDIAL AND YENA CHOI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 24, on the Plan of The Eason Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Eason Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210805-0105494, as amended in Instrument No. 20220614-0067968, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to MWC LLC, a Tennessee Limited Liability Company by Warranty Deed from Gary Stuart Ray and Shirley L Darks, Jerry Wayne Darks Jr, Rachel Darks, Ronald Edwin Darks, Melissa (Darks) Fisher, Kristen McClellan as Guardian for Master Cameron Darks, Christopher Ryan Darks and Dillon West of record in Instrument No. 20150402-0028546, Register's Office for Davidson County, Tennessee, dated March 24, 2015 and recorded on April 2, 2015.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee Limited Liability Company by Special Warranty Deed from MWC LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190905-0089618, Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 05, 2019.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee Limited Liability Company by Quitclaim Deed from MWC LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190905-0089619, Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 05, 2019.

Being a portion of the same property conveyed to 102 Duke LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Joyce Barnhill, a Tennessee resident of record in Instrument No. 20200424-0043376, Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 24, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 102 Duke Street, Unit 24, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2023.

102 Duke, LLC, a Tennessee Limited Liability Company

By: _____
Frank E. Neal, IV, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of 102 Duke, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of June, 2023.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 12, 2023 (date of document).

Affiant Signature

June 12, 2023

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023