Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1022235 DEEDWARR
07/03/2023 11:13:21 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20230703-0050724

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yolanda Pierce	New Owner	Parcel ID: 105 01 1J 001.00
(NAME)	(NAME)	
921 13th Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **NAG Investments LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yolanda Pierce***, 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:

*unmarried

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 921 13th Avenue South Cottages, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180427-0040086 and amended in Instrument No. 20190410-0032731, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Apex Building Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Gregory Scott Payne, unmarried dated May 2, 2018 and recorded May 9, 2018 as Instrument No. 20180509-0044439, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gary M. Wisniewski and Nicholas Wisniewski, as tenants in common with rights of survivorship by Quitclaim Deed from Apex Building Solutions, LLC dated December 02, 2019 and recorded December 04, 2019 as Instrument No. 20191204-0125066, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gary M. Wisniewski, a married man, and Melissa Wisniewski Jones and James Sutton Jones, wife and husband, as joint tenants with rights of survivorship from Gary M. Wisniewski and Nicholas Wisniewski, as tenants in common with rights of survivorship by Quitclaim Deed dated January 16,

2020 and recorded on January 17, 2020 in Instrument No. 20200117-0006263, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to NAG Investments, LLC from Gary M. Wisniewski, a married man, and Melissa Wisniewski Jones and James Sutton Jones, wife and husband, as joint tenants with rights of survivorship by Quitclaim Deed dated June 26, 20230 and recorded on 6/27/23, 2023 in Instrument No. 20230627-0048955, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 921 13th Ave, Nashville, TN 37212

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.

Witness my hand this 28th day of JUNE, 2023

NAG Investments LLC

BY: _____
Nick Wisniewski
Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nick Wisniewski with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of NAG Investments, LLC, a Tennessee Limited Liability Company and that he is authorized by NAG Investments, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such member.

Witness my hand and official seal, this the 28th day of JUNE, 2023.

_____
Notary Public

My Commission Expires:

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027