WARRANTY DEED

Karen Johnson Davidson County
Batch# 1022261 DEEDWARR
07/03/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230703-0050766

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

File No. DH-23-4606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Thomas Jennings	1701 6th Ave N Unit 3	
(NAME)	(NAME)	
1104 Dew Street	Nashville TN 37208	094-01-0-133.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Michael Jennings	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Craiova, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Thomas Jennings, unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 No. 51 on the Map of Subdivision of Lot No. 3, N.H. Hobson's Subdivision, of record in Book 421, page 78, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 50 feet on the southerly side of Dew Street, formerly Caldwell, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Craiova LLC, a Tennessee Limited Liability Company by Warranty deed from Ronald S. Pardue and Nancy S. Pardue, husband and wife of record in Instrument No. 20230109-0001740 Register's Office for Davidson County, Tennessee, dated January 04, 2023 and recorded on January 09, 2023.

This is property more commonly known as 1104 Dew Street, Nashville, TN 37206.

This conveyance is subject to a Deed of Trust by Craiova, LLC, a Tennessee limited liability company, to Ronald S. Pardue and Nancy S. Pardue, recorded on January 9, 2023 as Instrument Number 20230109-0001741, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 30th day of June, 2023.

Craiova, LLC, a Tennessee Limited Liability Company

By: _____
Marian Andreescu, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Marian Andreescu, 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 Member of Craiova LLC, the within named bargainor, a TN Limited Liability Company, and that such Marian Andreescu, as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashivlle, TN, this 30th day of June, 2023.

_____
Notary Signature

My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 30, 2023**.

Date

D Hardwick

Affiant Signature

July 3, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026