WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023470 DEEDWARR
07/06/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,728.75
20230706-0051808

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $737,500.00.

Affiant

Subscribed and sworn to me on 07/03/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jason Bradley Roanhouse 408C Moore Avenue Nashville, TN 37203	Bay Equity LLC 2300 Clayton Road, Suite 1300 Concord, CA 94520	105 08 0A 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew McKinney, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jason Bradley Roanhouse, an unmarried man, sole ownership, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 408C of 408C & 408D Moore Ave Commons Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 408C & 408D Moore Ave Commons Townhomes, a Horizontal Property Regime, of record in Instrument Number 20211029-0145349, as amended in Instrument No. 20211116-0152186 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Matthew McKinney, a married man, by Warranty Deed from Melaton Bass-Shelton, married, of record in Instrument No. 20201009-0117728, in the Register's Office of Davidson County, Tennessee, dated October 06, 2020 and recorded on October 09, 2020. Also see Scrivener's Affidavit recorded in Instrument No. 20201110-0132329, Register's Office of Davidson County, Tennessee.

This is improved property known as 408C Moore Avenue, Nashville, Tennessee 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 07/03/23.

Matthew McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/03/23, before me personally appeared Matthew McKinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his free act and deed.

Witness my hand and official seal on 07/03/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on July 3, 2023.

John Cobb Rochford

July 3, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on July 3, 2023.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025