Karen Johnson Davidson County
Batch# 1024772 DEEDWARR
07/11/2023 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20230711-0052963

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $785,000.00.

Affiant

Subscribed and sworn before me this the 7th day of July, 2023.

Notary Public
My commission expires: 9-21-24

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark Cameron Plato	Rocket Mortgage, LLC	092-09-4G 001.00
413 36th Ave N, Unit A	1050 Woodward Ave	
Nashville, TN 37209	Detroit, MI 48226-1906	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARK CAMERON PLATO AND CATHERINE PLATO, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 413 A of Homes at 413 36th Avenue North, a Horizontal Property Regime with Private Elements, together with common areas, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160421-0038697, Register's Office for said Davidson County, Tennessee, and being shown on plan attached thereto as Exhibit A, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Midtown Realty, LLC, a Tennessee limited liability company, by deed dated 02/26/2021, from Harold Johnson, of record in Instrument No. 20210226-0024878, Register's Office for said County.

Also being the same property conveyed to Harold Johnson by deed dated 10/08/2020, from Progressive Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201012-0118214, Register's Office for said County.

Also being a portion of the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, by deed dated 01/28/2016, from FP Investments, G.P., a Tennessee General Partnership, of record in Instrument No. 20160129-0009064, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 413 36th Ave N, Unit A, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 7th day of July, 2023.

Midtown Realty, LLC

Harold Johnson, Member

STATE OF TENNESSEE
COUNTYOF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, Midtown Realty, LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the Midtown Realty, LLC by the said Harold Johnson as such member.

Witness my hand and official seal this 7th day of July, 2023.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-7-23.

Affiant Signature

7-11-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY