Karen Johnson Davidson County
Batch# 1032300 DEEDWARR
07/31/2023 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20230731-0058623

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,200,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07.27.2023 NOTARY PUBLIC MY COMMISSION EXPIRES

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file# 2023-3765

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If **left blank please use the address of the new owner**	MAP-PARCEL
Owen Development, LLC		093-13-0-374
1400 5th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH JS HEREBY ACKNOWLEDGED,

Daniel Medina, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Owen Development, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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. 75 on the Plan of Sigler's Addition ofrecord in Plat Book 21, Page 118, in the Register's Office for Davidson County, Tennessee, also known as Lot No. 70 on the Map of Sigler's Addition of record in Plat Book 1, Page 4 of the Chancery Court of Nashville, described as follows:

Beginning on the Northerly margin of South Street at a point 202.8 feet East of the Easterly margin of 14th Avenue South, being the Southwest corner of the Lebeck lot; thence with said Lebeck's Easterly line, Northerly 205 feet more or less, to the Southerly margin of an alley; thence with said Easterly 138.5 feet more or less to the Northwest corner of the lot now owned by the Trustees of the Roman Catholic Diocese of Nashville; thence with their Westerly line Southerly 205 feet more or less to the Northerly margin of South Street; thence with the margin of the same, Westerly 142 feet to the beginning.

Being the same property conveyed to Daniel Medina by Quitclaim deed from Elouise R. Bird, LLC, a limited liability company of record in Instrument No. 20220516-0055749 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 16, 2022.

The above described property was for investment purposes only and never having been the primary residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1306 South Street 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on July 27, 2023.

Daniel Medina

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Daniel Medina, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 27, 2023.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3765

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 July 28, 2023 (date of document).

Affiant Signature

July 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of July, 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