Karen Johnson Davidson County
Batch# 1044101 DEEDWARR
08/29/2023 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $4,439.63
20230829-0067767

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

File #23-TLC-1259-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Wallenta and Riley O'Brien	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
1259 2nd Avenue S	**8024 Calvin Hall Road**	**105 03 0 271.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is **hereby acknowledged, 2ND AVENUE PROPERTY PARTNERS, LP, A TENNESSEE PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON WALLENTA AND RILEY O'BRIEN, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 29 on the Plan of John Nelson of record in Plat Book 2, Page 182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 29 fronts 30 feet on the Westerly margin of Second Avenue S (formerly Market Street) and extends back between Parallel lines 135 feet to an alley.

Being a portion of the same property conveyed to 2nd Avenue Property Partners LP, by Quitclaim Deed from Central Coast Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220606-0064712, in the Register's Office of Davidson County, Tennessee, dated June 06, 2022 and recorded on June 06, 2022.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years
* Plat of John Nelson, as recorded in Plat Book 2, Page(s) 182, said Register's Office.
* Easement for Sanitary And/or Storm Sewers, Water Mains Pumps And Appurtenances, recorded in Instrument No. 20210330-0041839, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1259 2nd Avenue S, Nashville, TN 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 25th day of August, 2023.

2nd Avenue Property Partners, LP, a Tennessee Partnership

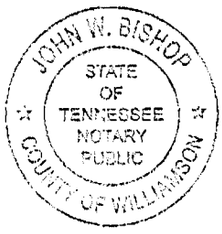
By: _____
Matthew Hagerty, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2023, before me personally appeared Matthew Hagerty, Authorized Agent of 2nd Avenue Property Partners, LP, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2023.

_____
Notary Signature
My commission expires: 8-10-2027



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 August 29, 2023 (date of document).

Affiant Signature

August 29, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29th day of August, 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