Karen Johnson Davidson County
Batch# 1044132 DEEDWARR
08/29/2023 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20230829-0067810

WARRANTY DEED

File No.: 2023-0289

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Affiant

Subscribed and sworn to before me on AUGUST 24, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Allison Chase 1701 Commerce St Nashville, TN 37208	New Owners	081-08-0R-011.00

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, **MFIB AZ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ALLISON CHASE, AN UNMARRIED WOMAN,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5, on the Horizontal Property Regime for 600 Garfield, a Townhome Development, as recorded in the Master Deed of record in Instrument No. 20081223-0122393, amended in Instrument No. 20100517-0037813 and in Instrument No. 20111116-0089694, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MFIB AZ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, by deed from ALICON C. LEE, MARRIED, of record in Instrument No. 20210909-0120995, dated September 7, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1701 6th Avenue North Unit 5, Nashville, TN 37208.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it 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 itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 this 24th day of August, 2023.

Grantor:

MFIB AZ, LLC, an Arizona limited liability company

BY:_____
Justin Krueger President

STATE OF ~~TENNESSEE~~ WI
COUNTY OF ~~WILLIAMSON~~ GREEN LAKE

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Justin Krueger, 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 President of MFIB AZ, LLC, the within named bargainor, an Arizona limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Justin Krueger as President.

Witness my hand, at office, this 24th day of August, 2023.

Karen S Barten
Notary Public

My Commission expires: 02.27.2026

KAREN S. BARTEN NOTARY PUBLIC STATE OF WISCONSIN

Certificate of Authenticity

I, Holly Kay, 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 8/24/23.

Date

Holly Kay

Affiant Signature

8/24/23

Date

State of Tennessee

County of Dawson

Sworn to and subscribed before me this 24th day of August, 2023.

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

