WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048566 DEEDWARR
09/11/2023 02 38 08 PM 2 pgs
Fees $13 00 Taxes $425 50

20230911-0071188

LR-NW-23-1120B

LINDSAY B FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Arreola Development, LLC	**New Owner**	
(NAME)	(NAME)	**072-06-4S-002 00-CO**
4811 Citrus Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **EMODC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARREOLA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit No B on the Plan of Eleven-Twenty McGavock Pike, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Eleven-Twenty McGavock Pike, a Horizontal Property Regime with Private Elements, of record in Instrument No 20230731-0058946, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto Reference is hereby made to the Plan of Eleven-Twenty McGavock Pike, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No 20230731-0058946, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit

Being a portion of the same property conveyed to EMODC, LLC by Warranty Deed from Stephen F Meade of record in Instrument No 20220817-0093301 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 17, 2022

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 44, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230731-0058946, Register's Office for Davidson County, Tennessee
- Charter of the Eleven-Twenty McGavock Pike Homeowners' Association, Inc of record in Instrument Number 20230823-0066007, in the Register's Office for Davidson County, Tennessee
- Prenuptial Agreement of record in Instrument Number 20150917-0094276, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4758, Page 52, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1120 B McGavock Pike, Nashville, Tennessee 37216**

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 6th DAY OF SEPTEMBER, 2023.

EMODC, LLC

BY: _____
Ryan Shoemake
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN SHOEMAKE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of EMODC, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of September, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212