WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050338 **DEEDWARR**
09/15/2023 11:46.13 AM 2 pgs
Fees $13 00 Taxes: $1,494.80

20230915-0072501

LR-MR-23-3242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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)
Gavin Thompson	same as new owner	
(NAME) **PO Box 11729**	(NAME)	**080-12-0-092 00**
(ADDRESS) **Murfreesboro, TN 37129**	(ADDRESS)	
(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, **EQUITY 305 NAPLES 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 **GAVIN THOMPSON, SINGLE,** 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 Lot No 35 on the Plan of Bordeaux Hills Addition of record in Plat Book 4460, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Equity 305 Naples LLC by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20220405-0038958 Register's Office for Davidson County, Tennessee, dated March 16, 2022 and recorded on April 05, 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 4460, Page 9, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4495, Page 859, 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· **3242 Viking Road, Nashville, Tennessee 37218**

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 13th DAY OF SEPTEMBER, 2023

Equity 305 Naples LLC

BY _____
Sebastian A Gomez
Member

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEBASTIAN A GOMEZ, 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 MEMBER of EQUITY 305 NAPLES LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the ~~13th~~ 13th of September, 2023

_____
Notary Public
My Commission Expires 05/18/2027
(SEAL)

ALESSANDRO NICOLICCHIA
MY COMMISSION # HH 400292
EXPIRES May 18, 2027

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