Karen Johnson Davidson County
Batch# 1051814 DEEDWARR
09/19/2023 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20230919-0073693

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel-Edward Gimenez Lopez	New Owner	Parcel ID: 072 15 1K 002.00
(NAME)	(NAME)	
2602 Pennington Ave	Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Noonan Group Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel-Edward Gimenez Lopez, unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, as shown in the Declaration of covenants, conditions, and restrictions for 2600 Pennington avenue homes, a horizontal property regime with private Elements, of record in instrument no. 20210607-0075828, Register's Office, Davidson County, Tennessee, to which declaration reference is hereby Made for a more complete description of the property.

Being the same property conveyed to Ke Qin by Warranty Deed from Matthew Adams dated February 2, 2021 and recorded on February 2, 2021 in Instrument No. 20210202-0015137, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to DOT Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Ke Qin dated September 20, 2021 and recorded on September 22, 2021 in Instrument No. 20210922-0127631, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Noonan Group Partners, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from DOT Holdings, LLC, a Tennessee Limited Liability Company dated June 22, 2022 and recorded on June 28, 2022 in Instrument No. 20220628-0074023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2602 Pennington Ave, Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 1st day of September 2023

Noonan Group Partners, LLC, a Tennessee Limited Liability Company

BY: _____

Alicia Allen-Buerger
Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alicia Allen-Buerger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member, and is authorized to execute the instrument on behalf of Noonan Group Partners, LLC, the within named bargainor, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by herself as Member.

Witness my hand and official seal, this the 1st day of September, 2023.

M.R. Schodroski

Notary Public

My Commission Expires: 3/3/2026

(SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

Certificate of Authenticity

I, Emily Manno, 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 9/1/23
Date

Affiant Signature

9/1/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of Sept., 2023.

Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2024