Karen Johnson Davidson County
Batch# 1052334 DEEDWARR
09/20/2023 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $967.55
20230920-0074069

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

LR-AR-23-1202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(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)
Greenwood BAM, LLC	**New Owner**	
(NAME)	(NAME)	
1202 Lischey Avenue	**4113 Helena Bay Court**	**071-15-0-460.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Hermitage, TN 37076**	
(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, **MAGI GROUP, 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 **GREENWOOD BAM, 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 parts of Lot Nos. 27 and 28 on the Map of Sharpe and Horn's First Addition of record in Book 57, Page 152, Register's Office for said County, and described as follows:

Beginning at a point in the West margin of North 4th Street; formerly Lischey Avenue, 45 feet North of Scott Avenue, being 5 feet South of the line between Lot Nos. 27 and 28, thence Westerly, parallel to the line between said lots, 117 feet more or less to a point in the East line of the property conveyed to Bessie Mai Walker by deed of record in Book 873, Page 185, said Register's Office; thence along Walker's Easterly line, Northerly 43 feet to Walker's Northeast corner, thence along Walker's North line Westerly 43 feet to the Easterly margin of an alley; thence with the margin of said alley Northerly 2 feet to a point which is 10 feet South of the line between Lot Nos. 28 and 29; thence Easterly, parallel with the line between said Lots, 160 feet more or less to the West margin of North 4th Street; thence with the margin of the same Southerly 45 feet to the point of beginning.

Being the same property conveyed to Magi Group LLC, a Tennessee limited liability company by Quitclaim deed from Sean Lewis of record in Instrument No. 20201020-0122195 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on October 20, 2020.

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 57, Page 152, 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: **1202 Lischey Avenue, Nashville, Tennessee 37207**.

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 15 DAY OF SEPTEMBER, 2023.

Magi Group, LLC

BY: _____
Sean Lewis
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN LEWIS, 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 MANAGING MEMBER of MAGI GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of September, 2023.

_____
Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 September 15, 2023 (date of document).

Affiant Signature

September 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of September, 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