WARRANTY DEED

Karen Johnson Davidson County
Batch# 1074417 DEEDWARR
11/22/2023 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20231122-0090851

File No. DH-23-5681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

RETURN TO AND THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MJ2X Property Solutions LLC	MJ2X Property Solutions	
(NAME)	(NAME)	094-01-0-132.00
734 Hart Ave	734 Hart Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Craiova, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MJ2X Property Solutions LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 52 on the Plan of A. J. Caldwell's Property of record in Plat Book 421, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 52 fronts 50 feet on the Southerly side of Dew Street, formerly Caldwell, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Craiova, LLC by Warranty Deed from Bobby J. Holleman and Carolyn Holleman, husband and wife of record in Instrument No. 20221114-0121212 Register's Office for Davidson County, Tennessee, dated November 09, 2022 and recorded on November 14, 2022.

This is property more commonly known as 1102 Dew Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 17th day of November, 2023.

Craiova, LLC, a Tennessee Limited Liability Company

By: _____
Marian Andreescu, Authorized Member

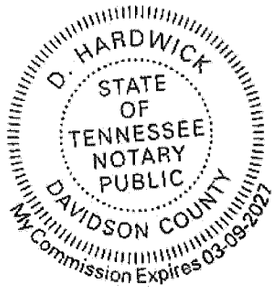
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Marian Andreescu with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized member of Craiova, LLC, the within named bargainor, a Limited Liability Company, and that such Marian Andreescu as such authozied member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authozied member.

Witness my hand and seal, at office in Nashville, TN this 17th day of November, 2023.

_____
Notary Signature

My commission expires: 03/09/2027



Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 17, 2023**.

Date

Affiant Signature

November 22, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026