WARRANTY DEED

Karen Johnson
Batch # 1083617
12/19/2023 12:03:40 PM
Fees: $13.00 Taxes: $3,237.50

Davidson County
DEEDWARR
2 pgs

20231219-0097759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2023100164

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MeHarry Medical College	Same as NEW OWNER	
(NAME)	(NAME)	
1005 D. B. TODD BLVD		092-03-0G-001.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 Dollars ($875,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KEITH JORDAN, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEHARRY MEDICAL COLLEGE**, 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:

Land in Davidson County, Tennessee, being Unit No. 1033B on the plan of Residences at 1033 as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Residences at 1033, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210601-0072911, corrected in Instrument No. 20210721-0098043, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to THE SECAL GROUP, LLC, by Warranty Deed from CHRISTOPHER A. SPENCER AND CHRISTOPHER A. SPENCER, TRUSTEE OF THE TESTAMENTARY TRUST UTW OF JUNIOR A. SPENCER F/B/O JOSHUA WALKER AND JOSHUA WALKER, of record in Instrument No. 20190827-0085954, dated August 23, 2019, as corrected in Deed of Correction in Instrument No. 20200501-0045742, dated April 24, 2020, said Register's Office.

Further being the same property conveyed to KEITH T. JORDAN, UNMARRIED, by Quitclaim Deed from THE SECAL GROUP, LLC, of record in Instrument No. 20211216-0166039, dated December 15, 2021.

unimproved ☐
This is improved ☒ property, known as 1033B 21st Avenue North, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-CR-23-1033B

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.

Executed by my hand this 13th Day of December 2023.

Keith Jordan

STATE OF Tennessee

County OF Davidson

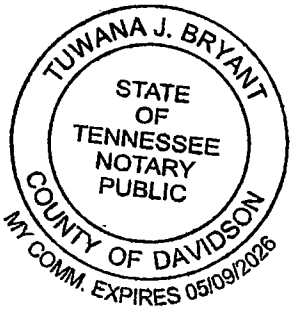
I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Keith Jordan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th of December, 2023.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)



Please return to
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Nashville, TN 37211