Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 1087829 DEEDWARR
01/03/2024 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240103-0000506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 28th day of ~~December~~ January, 2023.

Notary Public
My Commission Expires:

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

2023-430

Address of New Owner:	Send Tax Bills to:	Tax Information:
Volunteer Men, LLC	Volunteer Men, LLC	
1350 Rosa L Parks Blvd., #242	10480 Via Balestri Dr.	081-12-0T-242.00-CO
Nashville, TN, 37208	Miromar Lakes, FL 33913	

WARRANTY DEED

For and in 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, we

Nathan J. Liechty, an unmarried man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Volunteer Men, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 242, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scriveners Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918 and Instrument No.20140725-0066210, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Nathan J. Liechty and Victoria Liechty, husband and wife by Warranty Deed from Jacob F. Abdo, a single man of record in Instrument No. 20171107-0114643 Register's Office for Davidson County, Tennessee, dated November 02, 2017 and recorded on November 07, 2017.

Being the same property conveyed to Nathan J. Liechty by Quitclaim Deed from Nathan J. Liechty and Victoria Liechty, husband and wife of record in Instrument No. 20210712-0093089 Register's Office for Davidson County, Tennessee, dated June 01, 2021 and recorded on July 12, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1350 Rosa L Parks Boulevard, #242, Nashville, TN 37208.**

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 28th day of December, 2023.

Nathan J. Liechty

STATE OF ALABAMA
COUNTY OF BALDWIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan J. Liechty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lillian, Alabama this 28th day of December, 2023.

Notary Public
My Commission Expires:

My Commission Expires
January 7, 2026

SHARIKA SHARDEA MEANS
Notary Public
Alabama State at Large

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie G. Hayes, 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 **12/28/2023**.

Date

Affiant Signature

1/3/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **3rd** day of **January**, 20**24**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)