Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-23-1617

Karen Johnson Davidson County
Batch # 1097625 DEEDWARR
02/02/2024 04:11:11 PM 2 pgs
Fees: $13.00 Taxes: $8,325.00

20240202-0007672

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT231200175

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of January, 2024

Notary Public

MY COMMISSION EXPIRES:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
1617 Music Row, LLC 1617 16th Ave S Nashville, TN 37212	1212 Laurel St # 2101 Nashville, TN 37203	104-08-0-320.00

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,

Sertoma Club of Nashville, a general welfare corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1617 Music Row, LLC, a Tennessee Limited Liability Company

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 the northerly 100 feet of the southerly 215 feet of the easterly portion of Block No. 59 on the Plan of O.B. Hayes' Large Lots called Rokeby, of record in Book 21, Page 87, Register's Office for said County.

Said property fronts 100 feet on the westerly margin of 16th Avenue South, formerly Bellemont Street, and extends back between parallel lines 152.5 feet to an alley.

BEING the same property conveyed to Sertoma Club of Nashville, a general welfare corporation, by Warranty Deed from William H. McRaven, Jr. and wife, Wilma H. McRaven, dated 8/20/1981 and recorded 8/24/1981 in Book 5786, Page 469, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1617 16th Ave S, Nashville, TN 37212**
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 31st day of January, 2024.

Sertoma Club of Nashville

BY: _____
Timothy Cantrell, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Timothy Cantrell with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of Sertoma Club of Nashville the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Timothy Cantrell as such President

Witness my hand and official seal at office at Nashville, Tennessee, on this 31st day of January, 2024.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025