WARRANTY DEED

Karen Johnson Davidson County
Batch# 1100002 DEEDWARR
02/12/2024 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $6,764.76
20240212-0009468

File No. DH-24-5949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,828,312.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Brian Robb	Same as New Owner	
(NAME)	(NAME)	
1431 Greenland Avenue		083-05-0-402.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Udellbythesea LLC, a Maine Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Robb,** **unmarried**, 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 situated in Davidson County, Tennessee, and being more particularly described as follows:

Being the Northerly 40 feet of the Westerly 185 feet of Lot Number 2 and the Southerly 70 feet of the Westerly 185 feet of Lot Number 3 on the plan of the subdivision of the C.F. Ordway Home Place, as of record in Book 57, Page 88 in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Numbers 2 and 3 front together 110 feet on the Easterly side of North 14th Street, formerly Ordway Avenue, and run back between parallel lines with the Southerly margin of Stratton Avenue, as widened, 185 feet to a dead line.

Being the same property conveyed to Udellbythesea, LLC, a Maine limited liability company, by Warranty Deed from Justin Thomas Scalise and wife, Melissa Scalise dated June 3, 2019 and recorded June 4, 2019 in Instrument No. 20190604-0053297, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 511 North 14th 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 9th day of February, 2024.

Udellbythesea LLC, a Maine Limited Liability Company

By: _____
Kara DioGuardi, Trustee of the Kara DioGuardi Declaration of Trust Dated July 28, 2008, as amended

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Kara DioGuardi, Trustee of the Kara DioGuardi Declaration of Trust Dated July 28, 2008, as amended, 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 Sole Member of Udellbythesea LLC, the within named bargainor, a Maine Limited Liability Company, and that such Kara DioGuardi, Trustee of the Kara DioGuardi Declaration of Trust Dated July 28, 2008, as amended as such sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as sole member.

Witness my hand and seal, at office in Nashville, TN, this 9th day of February, 2024.

_____
Notary Signature

My commission expires:_____



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **February 9, 2024**.

Date

D Hardwick

Affiant Signature

February 12, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **February**, 20**24**.

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