Karen Johnson Davidson County
Batch# 1102437 DEEDWARR
02/20/2024 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20240220-0011446

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2024.

Notary Public

My commission expires: 3-3-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Robb	New Owner(s)	072-09-0-252.00
1015 Fairwin Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GOTHAM CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW ROBB, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 14 on the Plan of Eskridge Subdivision of part of the W. B. Franklin Property of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan J. Beatty and wife, Sarah C. Beatty by Warranty deed from Stephanie Christian and husband, Van E. Christian II of record in Instrument No. 20030430-0057515 Register's Office for Davidson County, Tennessee, dated April 24, 2003 and recorded on April 30, 2003.

Being the same property conveyed to Nathan J. Beatty by Quitclaim deed from Sarah C. Beatty of record in Instrument No. 20060118-0006619 Register's Office for Davidson County, Tennessee, dated January 03, 2006 and recorded on January 18, 2006.

Being the same property conveyed to Anytime Offer, LLC by Warranty from Nathan J. Beatty of record as Instrument Number 20220831-0098167, Register's Office for Davidson County, Tennessee, dated August 23, 2022 and recorded on August 31, 2022.

Being the same property conveyed to Music City Holdings, LLC, a Tennessee limited liability company by Warranty from Anytime Offer, LLC, a Tennessee limited liability company of record as Instrument Number 20220927-0106885, Register's Office for Davidson County, Tennessee, dated September 26, 2022 and recorded on September 27, 2022.

Being the same property conveyed to Gotham Contracting, LLC, a Tennessee limited liability company by Warranty from Music City Holdings, LLC, a Tennessee limited liability company of record as Instrument Number 20220927-0106932, Register's Office for Davidson County, Tennessee, dated September 22, 2022 and recorded on September 27, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1015 Fairwin Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of February, 2024.

Gotham Contracting, LLC, a Tennessee Limited Liability Company

By: _____
Matthew Robb, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Robb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Gotham Contracting, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of February, 2024.

_____
Notary Public

My Commission Expires: 1-1-26



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 14, 2024** (date of document).

Affiant Signature

February 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25