Karen Johnson Davidson County
Batch# 1110172 DEEDWARR
03/12/2024 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20240312-0017150

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER	STATE OF TN COUNTY OF SUMNER The actual consideration or value, whichever is greater, for this transfer is: $950,000.00 Affiant Subscribed and sworn to before me, this 11th day of March, 2024. Notary Public My Commission Expires: 10-21-2024

WARRANTY DEED

Address New Owner: SS Loomis, LLC 65 Lindsley Avenue #309 Nashville, TN 37210	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 093-11-0H-022.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH JOHN SHIELDS IV, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SS LOOMIS, LLC A CALIFORNIA LIMITED LIABILITY COMPANY,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 309 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592 as amended in Instrument No. 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Joseph John Shields IV, an unmarried person by Warranty Deed from Muse Nashville LLC, a Tennessee limited liability company of record in Instrument No. 20220124-0008586 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on January 24, 2022.

This is improved property commonly known as: **65 Lindsley Avenue #309 Nashville, TN 37210**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2024.

JOSEPH JOHN SHIELDS IV

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH JOHN SHIELDS IV**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of March, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Renee Long, 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 3-11-24
Date

Affiant Signature

3-11-24
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 11th day of March, 2024.

Notary's Signature

My Commission Expires: 10 21 2024

Notary's Seal (if on paper)

