Karen Johnson Davidson County
Batch# 1110524 DEEDWARR
03/13/2024 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20240313-0017363

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-[illegible]-2027

File #22-DM-1014-208

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
L.L. INVESTMENT LIMITED LIABILITY COMPANY	**Same as New Owner**	
(NAME)	(NAME)	
2537 Bridle Path Ct		**Portion of 105-01-0-648.00**
(ADDRESS)	(ADDRESS)	
Cape Girardeau, MO 63701		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAROLD & OWEN LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **L.L. INVESTMENT LIMITED LIABILITY COMPANY, A MISSOURI LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Unit 208, Harold & Owen Condominiums, as established under Master Deed of record in Instrument No. 20240304-0014936, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being part of that property conveyed to Harold & Owen, LLC, a Tennessee limited liability company, by Special Warranty Deed from Christopher Burch, of record in Instrument No. 20191210-0127423 in the Register's Office of Davidson County, Tennessee, dated December 5, 2019, and recorded on December 10, 2019. (as to Lot 11, B.F. Shields', Book 57, Page 31, RODC)

Being part of that property conveyed to Harold & Owen LLC, a Tennessee limited liability company, by Special Warranty Deed from Trena J. Mueller N/K/A Trena E. Payne, of record in Instrument No. 20191210-0127425 in the Register's Office of Davidson County, Tennessee, dated December 9, 2019, and recorded on December 10, 2019. (as to Lot 10, B.F. Shields', Book 57, Page 31, RODC)

Being part of that property conveyed to Harold & Owen, LLC, a Tennessee limited liability company, by Special Warranty Deed from Frances M. Romeo and Kenneth W. Griffith, wife and husband, of record in Instrument No. 20191210-0127426 in the Register's Office of Davidson County, Tennessee, dated December 9, 2019, and recorded on December 10, 2019. (as to Northern portion of Lot 12, B.F. Shields', Book 57, Page 31, RODC)

Being part of that property conveyed to Harold & Owen, LLC, by Quitclaim Deed from Harold & Owen, LLC, of

record in Instrument No. 20220308-0026185 in the Register's Office of Davidson County, Tennessee, dated March 2, 2022, and recorded on March 8, 2022. Said conveyance being corrected by that certain Instrument of Correction of Quitclaim Deed of record in Instrument No. 20220413-0042683 in the Register's Office of Davidson County, Tennessee, dated April 12, 2022, and recorded on April 13, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and subsequent years.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Harold & Owen Condominium of record in Instrument No. 20240304-0014936, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220408-0041402, said Register's Office.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Shields Heirs Tract, as recorded in Book 57, Page(s) 31, said Register's Office.
* Easement for sanitary and/or storm sewer water mains, pumps and appurtenances, recorded in Instrument No. 20220906-0099903, said Register's Office.
* Easement for public right of way, recorded in Instrument No. 20221024-0115151, said Register's Office.
* Purchase option agreements of record in Book 4387, Pages 525, 527 and 529, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1014 16th Avenue S, Unit 208, Nashville, TN 37212**

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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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12th day of March, 2024.

Harold & Owen LLC, a Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared LOY CARNEY, AUTHORIZED AGENT for HAROLD & OWEN, LLC, 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 AUTHORIZED AGENT for HAROLD & OWEN, LLC, the within named bargainor, a Limited Liability Company, and that such LOY CARNEY, AUTHORIZED AGENT for HAROLD & OWEN, LLC, as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as AUTHORIZED AGENT.

Witness my hand and seal this the 12th day of March, 2024.

_____
Notary Signature
My commission expires:_____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 12th day of March, 2024.

Affiant Signature
Date 3.12.2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026