Karen Johnson
Batch # 1116381
03/28/2024 11:27:19 AM
Fees: $18.00 Taxes: $4,255.00
Davidson County
DEEDWARR
3 pgs
20240328-0021649

THIS INSTRUMENT IS PREPARED BY:

JOHN R. LABAR, ESQ.
LABAR LAW PLLC
309 N JACKSON ST STE 2A
PO BOX 1776
TULLAHOMA, TENNESSEE 37388

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No:
Nashairbnb 2170-24 LLC Attn: Helen DeBellis 164 Fredonia Rd Manchester, TN 37355	SAME	105-16-0S-001.00

THIS INSTRUMENT PREPARED WITHOUT A TITLE SEARCH. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES AS TO TITLE, OWNERSHIP, BOUNDARY LINES OR ANY OTHER REPRESENTATIONS RELATIVE TO THE PROPERTY DESCRIBED HEREIN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **STRP 2176 Carson St #24 LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold and does hereby transfer and convey unto **Nashairbnb 2170-24 LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in the following land, the same being a certain tract or parcel of land lying and being in Davidson County, State of Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the plan of Cityview South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cityview South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210222-0020915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to STRP 2176 Carson St #24 LLC, a Tennessee limited liability company, by Special Warranty Deed from RSD Carson Street, LLC, a Tennessee limited liability company, of record as Instrument No. 20230517-0036844, dated May 15, 2023, in the Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record as Instrument No. 20240320-0019281, in the Register's Office for Davidson County, Tennessee.

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ATTORNEY AT LAW

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THIS CONVEYANCE IS SUBJECT TO: 1) All restrictions of record; 2) All Easements of record; 3) All visible easements; 4) All matters appearing on the plan of record; and 5) All applicable governmental and zoning regulations.

This conveyance is subject to all real property taxes for 2024 and prior years.

PROPERTY ADDRESS: 2176 Carson St, Unit 24, Nashville, TN 37211-2058.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

TO HAVE AND TO HOLD the said tract or parcel of land lying with the appurtenances, estate, title and interest thereto belonging to the said **Nashairbnb 2170-24 LLC**, its successors and assigns, in fee simple forever.

AND STRP 2176 Carson St #24 LLC does further covenant and bind itself, its successors and assigns, with the said **Nashairbnb 2170-24 LLC**, that it is lawfully seized and possessed of said land in fee simple; has a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND STRP 2176 Carson St #24 LLC does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said **Nashairbnb 2170-24 LLC**, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor caused this instrument to be executed by its duly authorized representative, this the 28th day of March 2024.

STRP 2176 Carson St #24 LLC, a Tennessee limited liability company

By: _____
Donald Parker
Sole Member

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ATTORNEY AT LAW

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[NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned, a Notary Public, **DONALD PARKER**, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of **STRP 2176 Carson St #24 LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member and authorized so to do executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Sole Member.

Witness my hand at office this 28th day of March 2024.

JACQUES R CHOUINARD STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: 7/17/2024

I, or we, hereby swear or affirm that the actual consideration for this transfer or value is $1,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of March 2024.

JACQUES R CHOUINARD STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC
My Commission Expires: 7/17/2024

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[END OF SIGNATURE PAGES]