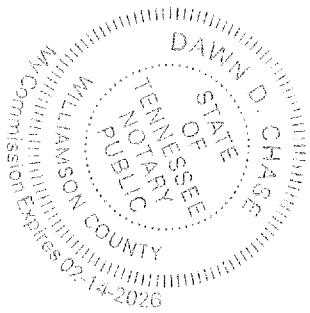
Karen Johnson Davidson County
Batch# 1141197 DEEDWARR
05/31/2024 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $2,293.63
20240531-0040491

# WARRANTY DEED




STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2024

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Colson Montgomery | ~~Colson Montgomery~~ Colson Montgomery | Parcel ID: 070-08-0G-006.00-CO and |
| (NAME) 2040 McKinley St. | (NAME) #300 Pbooks 501 Centennial Blvd | |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Nashville TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **McFadden & Co LLC and Ibrahim Al Amin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Colson Montgomery**, hereinafter called the Grantees, 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, being Unit 6 as established in Declaration of Covenants, Conditions and Restrictions for 810 McKinley Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20221121-0123317, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to McFadden & Co. LLC from Music City Holdings, LLC, a Texas limited liability company by Warranty Deed dated November 29, 2021 and recorded on December 10, 2021 in Instrument No. 20211210-0163878, Register's Office for Davidson, County, Tennessee.

Further being part of the same property conveyed to McFadden & Co. LLC and Ibrahim Al Amin from McFadden & CO. LLC by Quitclaim Deed dated December 13, 2021 and recorded on December 16, 2021 in Instrument No. 20211216-0166405, Register's Office for Davidson, County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2040 McKinley St., Nashville, TN 37207

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 our hands this 23rd day of May, 2024

McFadden & Co LLC

BY: _____

Kennth McFadden, Jr.
Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth McFadden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manger, and is authorized to execute the instrument on behalf of McFadden & Co LLC, the within named bargainor, and that he/she as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Manager.

Witness my hand and official seal, this the 23rd day of May, 2024.

_____

Notary Public

My Commission Expires: 2/2/28

(SEAL)



Witness our hands this 22nd day of May, 2024.

Ibrahim Al Amin By

Ibrahim Al Amin, by: Kenneth McFadden, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kenneth McFadden, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ibrahim Al Amin, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2024.

Notary Public

My Commission Expires: 2-21-28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

## Certificate of Authenticity

I, Tonya Loftin, 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 execute and authenticated according to law on **May 22, 2024**.

Date

Tonya Loftin

Affiant Signature

May 31, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31 day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date