WARRANTY DEED

Karen Johnson Davidson County
Batch# 1148572 DEEDWARR
06/18/2024 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20240618-0045979

File No. EM-24-6935

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anton Rx, LLC A Florida Limited Liability Company	New Owner	
(NAME)	(NAME)	
301 Demonbreun Street, 1703		093-06-0A-259.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Sanchez Holdings LLC, A Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anton Rx, LLC A Florida Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee known as Unit No. 1703 of the Horizontal Property Regime of Encore, a residential Condominium pursuant to Master Deed for Encore, A Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to T and M Encore LLC, a Tennessee limited liability company by Warranty Deed from Randy Hargrove and wife, Sharon Hargrove of record in Instrument No. 20151103-112032 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 03, 2015.

Being the same property conveyed to Sanchez Holdings LLC, a Tennessee limited liability company by Warranty Deed from T and M Encore LLC, a Tennessee limited liability company of record in Instrument No. 20220919-0104030 Register's Office for Davidson County, Tennessee, dated September 16, 2022 and recorded on September 19, 2022.

This is property more commonly known as 301 Demonbreun Street, 1703, Nashville, TN 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 18th day of June, 2024.

Sanchez Holdings LLC, a Tennessee Limited Liability Company

By: _____
Martis Juan Sanchez, Sole Memeber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

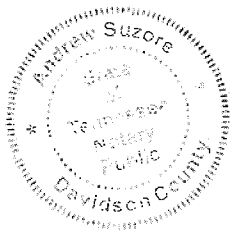
Before me, Andrew Suzore of the state and county mentioned, personally appeared Martis Juan Sanchez, Sole Memeber of Sanchez Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Memeber of Sanchez Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Martis Juan Sanchez, Sole Memeber of Sanchez Holdings LLC as such Sole Memeber, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Memeber.

Witness my hand and seal, at office in Nashville TN, this 18th day of June, 2024.

_____
Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 6, 2025



Certificate of Authenticity

I, Joshua A. Terry, 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 6/18/2024.

Affiant Signature – Joshua A. Terry

6/18/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/18/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON