Karen Johnson Davidson County
Batch# 1151624 DEEDWARR
06/27/2024 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20240627-0048226

TY DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

C A McKeigh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26TH DAY OF JUNE, 2024.

Kelly Ray
Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NOS:
Tayab Investments, LLC	Tayab Investments, LLC	105-10-0-101.00
(NAME)	(NAME)	
868 Battery Lane	868 Battery Lane	105-10-0-100.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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, **PROVINCE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TAYAB INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: M&P 105-10-0-101.00 1800 8th Ave S, Nashville, TN 37203

Land in Davidson County, Tennessee, being the Northwest part of Lot No. 5 on the Plan showing Horton & Waverly Plans, of record in Plat Book 57, Page 94, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southeast intersection of the present South margin of Argyle Avenue as widened and located, and the East margin of 8th Avenue South as now widened and located, said point being 30 feet South of the center line of Argyle Avenue as now located; thence with the East margin of 8th Avenue South, Southerly 50 feet to a point; thence Easterly 105.5 feet to spike in the root of a tree; thence Northerly 50 feet to the present South margin of Argyle Avenue which point is 63 feet West of the West margin of the first alley East of 8th Avenue South; thence along the present South margin of Argyle Avenue Westerly 108.95 feet to the point of beginning.

Tract 2: 105-10-0-100-00 763 E. Argyle Ave, Nashville, TN 37203

Land in Davidson County, Tennessee, being the Northeast part of Lot No. 5 on the Plan showing Horton & Waverly Plans as of record in Plat Book 57, Page 94, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Southerly margin of Argyle Avenue, said iron pin being located at 108.95 feet from the East right-of-way of 8th Avenue South; thence with the margin of said Avenue, South 82 degrees 34' East, 48.4 feet to an iron pin, at the beginning of a curve to the right; thence with said curve having a radius of 15 feet Southeasterly 23.16 feet to an iron pin in the westerly margin of a 15 foot-alley; thence with the margin of said alley, South 5 degrees 55 minutes West, 35.1 feet to an iron pin; thence leaving said alley, North 82 degrees 50 minutes West, 66.1 feet to an iron pin; thence North 9 degrees 24 minutes East, 50 feet to the point of beginning, containing 3,169.6 square feet, more or less.

Being the same property conveyed to Province Builders, LLC, a Tennessee limited liability company by Warranty Deed from Valerie Sanders f/k/a Valerie Norman, married, of record in Instrument No. 20190830-0088026, Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on August 30, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

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 GRANTEE, its successors 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 hand this 26th day of June, 2024.

Province Builders, LLC

By: Memorie White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Memorie White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of **PROVINCE BUILDERS LLC** the within named bargainer, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of **PROVINCE BUILDERS LLC** by herself as Authorized Agent.

WITNESS my hand and official seal at Office this 26th day of June, 2024.

Notary Public

My Commission Expires: 9/30/2027

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 June 26, 2024.

Signature
Date: June 26, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 26th day of June, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025