Karen Johnson Davidson County
Batch# 1152385 DEEDWARR
06/28/2024 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20240628-0048700

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38249	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00. Affiant Subscribed and sworn to before me this 27th day of June, 2024. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
4401 Iroquois Ave, LLC 2 S Biscayne Blvd Suite 2600 Miami, FL 33131	New Owner	Map and Parcel No.: 13007001200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael Joseph Munday and Charlotte Adrienne Poe, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to 4401 Iroquois Ave, LLC, a Florida limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4401 Iroquois Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of June, 2024.

Michael Joseph Munday

Charlotte Adrienne Poe, by Michael Joseph Munday, her Attorney-in-Fact

By Michael Joseph Munday
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Joseph Munday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Joseph Munday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Charlotte Adrienne Poe, and he is authorized by Charlotte Adrienne Poe to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of June, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 192 on the Plan of the Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103 in the Register's Office for Davidson County and more particularly described as follows:

Beginning on the southerly margin of Iroquois Avenue, formerly 8th Street, 190 feet west of the westerly margin of Westview Avenue; thence southerly, parallel to Westview Avenue, 207 feet 7 inches to a point 50 feet north of the southerly line of said lot; thence westwardly 85 feet; thence northwardly 210 feet 8 inches to the southerly margin of Iroquois Avenue; thence with said Avenue eastwardly 85 feet to the beginning.

Being the same property conveyed to Michael Joseph Munday and Charlotte Adrienne Poe, husband and wife, by deed dated April 1, 2024 from John Maxwell Gilbert, unmarried of record in Instrument No. 20240409-0025024, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer in favor of the City of Belle Meade of record in Book 5787, page 386, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/27/24 (date of document).

Affiant Signature

6/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027

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