Karen Johnson Davidson County
Batch# 1157488 DEEDWARR
07/12/2024 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20240712-0052624

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000.00.

Affiant

Subscribed and sworn to me on 07/11//24.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Chanler Kate Niemi 3104 Meade Ave. Nashville, TN 37211	NEW OWNER	133010G00200CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 3104 MEADE AVENUE, GP, a Tennessee general partnership, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Chanler Kate Niemi, hercinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of 3104 MEADE AVENUE COMMONS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3104 MEADE AVENUE COMMONS, a Horizontal Property Regime, of record in Instrument No. 20230424-0030020, as amended in Instrument No. 20230526-0039988, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being a part of the same property conveyed to 3104 MEADE AVENUE, GP, a Tennessee general partnership, by Quitclaim Deed from 436 Patterson LLC, a Tennessee limited liability company, of record in Instrument No. 20230119-0004359, in the Register's Office of Davidson County, Tennessee, recorded on January 19, 2023. Scrivener's Affidavit to correct the grantee name of record in Instrument No. 20230526-0039832, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 3104 Meade Ave., Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 and official seal on 07/11/24.

3104 MEADE AVENUE, GP, a TENNESSEE GENERAL PARTNERSHIP

JMR Investments, LLC, General Partner of 3104 MEADE AVENUE, GP, a TENNESSEE GENERAL PARTNERSHIP

By: _____
Joseph M. Roberts, III, Member of JMR Investments, LLC

Steadfast Group, LLC, General Partner of 3104 MEADE AVENUE, GP, a TENNESSEE GENERAL PARTNERSHIP

By: _____
Matthew McKinney, Member of Steadfast Group, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared JOSEPH M. ROBERTS, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of JMR INVESTMENTS, LLC, General Partner of 3104 MEADE AVENUE GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainer, a partnership, and that he as such partner or other authorized signer executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner or other authorized signer.

Witness my hand and official seal on 07/11/24.

_____
NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared MATTHEW MCKINNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of STEADFAST GROUP, LLC, General Partner of 3104 MEADE AVENUE GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainer, a partnership, and that he as such partner or other authorized signer executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner or other authorized signer.

Witness my hand and official seal on 07/11/24.

_____
NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 11, 2024.

Affiant Signature

7/11/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 11 day of July, 20 24.

Notary Public

Notary's Seal:

