WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162763 DEEDWARR
07/26/2024 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20240726-0056563

File No. EM-24-7018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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
Joshua Dylan Balis and Danniele Cecelia Pauline Fernino	New Owner	
(NAME)	(NAME)	
1122 McGavock Pike	Property	072-06-0-262.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Hold 'Em LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danniele Fernino, A Married Woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, Page 44, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the South side of Maxey Avenue (now known as McGavock Pike), and runs back between parallel lines, 200 feet to an alley.

Being the same property conveyed to Brian Vance, unmarried by Warranty Deed from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of The O'Malley Family Trust II of record in Instrument No. 20230510-0034679 Register's Office for Davidson County, Tennessee, dated May 02, 2023 and recorded on May 10, 2023.

Being the same property conveyed to Hold 'Em LLC, a Tennessee Limited Liability Company, record in Instrument No. 20240722-0054633 **Register's Office for Davidson County, Tennessee, date May 06, 2024 and recorded on** 07/22/2024

This is property more commonly known as 1122 McGavock Pike, Nashville, TN 37216.

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

Witness my/our hand this 16th day of July, 2024.

Hold 'Em LLC, a Tennessee Limited Liability Company

By: _____
Brian Vance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sarah Simmons of the state and county mentioned, personally appeared Brian Vance of Hold 'Em 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 Member of Hold 'Em LLC, the within named bargainor, a Limited Liability Company, and that such Brian Vance of Hold 'Em LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 16th day of July, 2024.

_____
Notary Signature

Printed Name: Sarah Simmons

My commission expires: 3.3.26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 7/16/24.

Date

Affiant Signature

7/16/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of July, 20 24.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026