Name and Address of New Owner:
Urban Nest Properties
100 Powell Avenue
Suite 1814
Nashville, TN 37204

Send Tax Bills To:
Urban Nest Properties
100 Powell Avenue
Suite 1814
Nashville, TN 37204

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 050-03-0B-004-00

Karen Johnson Davidson County
Batch# 1175185 DEEDWARR
08/29/2024 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $161.58
20240829-0066332

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Monique Dotson, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Urban Nest Properties Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Mulberry Downs, Phase 1, of record in Book 7900, pages 84 through 88, Register's Office for said County.

Said Lot No. 4 fronts 41.05 feet on the easterly margin of Mulberry Way and extends back 98.44 feet on the northerly line and 105.00 feet on the southerly line to a dead line in the rear measuring 54.26 feet thereon.

Being the same property conveyed to Monique Dotson, by Quitclaim Deed dated August 7, 2024 from Michael Lowe, recorded August 14, 2024 in Instrument No. 20240814-0062030 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of August, 2024.

Monique Dotson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2024, before me personally appeared Monique Dotson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $43,671.13, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Monique Dotson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2024.

Notary Signature
My commission expires: 5/23/28



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Aug 27 2024 (date of document)

Regina Sullo

Affiant Signature

August 27 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 27 day of August 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

