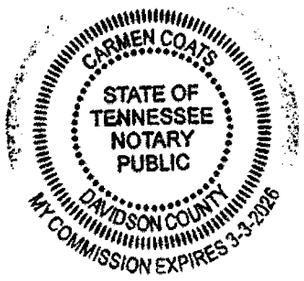
Karen Johnson Davidson County
Batch# 1176368 DEEDWARR
09/03/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20240903-0067657

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00. Affiant Subscribed and sworn to before me, this the 20th day of August, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
MUSICA 8 STR LLC	NEW OWNER	104-04-0-092.00
4017 Sunnybrook Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **1010 18TH AVENUE SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSICA 8 STR LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 8 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Musica Townhomes, a Planned Unit Development of record in Instrument No. 20240805-0059509, in the Register's Office for Davidson, Tennessee, and being shown on the Plat attached to said Declaration as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to 1010 18 Avenue South, LLC, a Delaware limited liability company by Warranty Deed from Neon Sky Properties, a Tennessee general partnership of record in Instrument No. 20190610-0055215 Register's Office for Davidson County, Tennessee, dated June 7, 2019 and recorded on June 10, 2019.
Being part of the same property conveyed to 1010 18 Avenue South, LLC, a Delaware limited liability company by Quitclaim Deed from Neon Sky Properties, a Tennessee general partnership of record in Instrument No. 20190610-0055216 Register's Office for Davidson County, Tennessee, dated June 7, 2019 and recorded on June 10, 2019.

The address of the herein described property is believed to be **1010 18th Avenue South UNIT 8, Nashville, TN 37212**, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of August, 2024.

1010 18th Avenue South, LLC, a Limited Liability Company

By: _____
Mark McGinley, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark McGinley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of 1010 18th Avenue South, LLC, a Deleware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2024.

_____
Notary Public

My Commission Expires: 1.1.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-03-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 20, 2024**.

Affiant Signature

August 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25