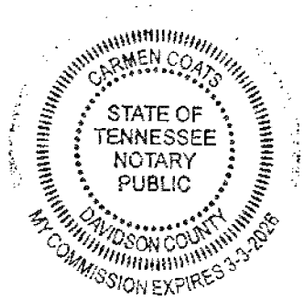
Karen Johnson Davidson County
Batch# 1184540 DEEDWARRSP
09/20/2024 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $4,976.50
20240920-0073198

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,345,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2024.

Carmen Coats
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:
Hanoch Eiron	NEW OWNER	104040101300CO
1310 Oakhurst Avenue		
Los Altos, CA 94024		

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 LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANOCH EIRON, A MARRIED MAN**, 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. 13 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Musica Townhomes, a Planned Unit Development, of record in Instrument Number 20240805-0059509, Register's Office for Davidson County, 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 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 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.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Property address known as: 1010 A 18th Avenue South, Nashville, TN 37212

The address of the herein described property is believed to be 1010 A 18th Avenue South, 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 said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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 16th day of September, 2024.

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

By: _____
Mark McGinley

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 of 1010 18th Avenue South, LLC, a Delaware 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 16th day of September, 2024.

_____
Notary Public

My Commission Expires: 3.7.26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 16.

Affiant Signature

20th day of September, 2024

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028