WARRANTY DEED

Karen Johnson Davidson County
Batch# 1194173 DEEDWARR
10/16/2024 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,957.23
20241016-0080213

File #22-DM-1014-108

(SEAL)
KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,250.00.

Megan Paulus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Josh Childress	**Nashville Money Guys**	
(NAME)	(NAME)	
840 S Peralta Hills Drive	203 Point East Dr.	**105 01 1Y 108.00 CO**
(ADDRESS)	(ADDRESS)	
Anaheim, CA 92807	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

H&O ON MUSIC ROW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOSH CHILDRESS, A MARRIED PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as UNIT 108 of HAROLD & OWEN CONDOMINIUMS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record in Instrument No. 20240304-0014936, as amended at First Amendment of record at Instrument No. 20240625-0047065, and amended at Second Amendment of record at Instrument No. 20240711-0052228, 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 part of that property conveyed to Harold & Owen, LLC, by Quitclaim Deed from Harold & Owen, LLC, of record in Instrument No. 20220308-0026185 in the Register's Office of Davidson County, Tennessee, dated March 2, 2022, and recorded on March 8, 2022, and by Instrument of Correction of Quitclaim Deed in Instrument No. 20220413-0042683 in the Register's Office of Davidson County, Tennessee, dated April 12, 2022, and recorded on April 13, 2022.

The said Harold & Owen LLC having since changed its name and now being known as H&O on Music Row, LLC.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plat of B.F. SHIELDS HEIRS TRACT, as recorded in Plat Book 57, Page 31, said Register's Office.
* Master Deed establishing HAROLD & OWEN CONDOMINIUMS of record in Instrument No. 20240304-0014936, amended at Instrument No. 20240625 0047065 and Instrument Number 20240711-0052228, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220408-0041402, said Register's Office.
* Easement for Sanitary and/or Storm Sewer Water mains, Pumps and Appurtenances, recorded in Instrument No. 20220906-0099903, said Register's Office.
* Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20221024-0115151, said Register's Office.
* Memorandum of Agreements of record in Book 4387, Page 525, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1014 16th Avenue S, #108, Nashville, TN 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this the 11th day of October, 2024.

H&O on Music Row, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared LOY CARNEY, AUTHORIZED AGENT for H&O ON MUSIC ROW, 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 AUTHORIZED AGENT for H&O ON MUSIC ROW, LLC, the within named bargainor, a Limited Liability Company, and that such LOY CARNEY, AUTHORIZED AGENT for H&O ON MUSIC ROW, LLC, as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as AUTHORIZED AGENT.

Witness my hand and seal this the 11TH day of OCTOBER, 2024.

_____
Notary Signature
My commission expires: 7-7-25



True Copy Certification

I, **Kaz Arbogast,** 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 this the 11th day of October, 2024.

Affiant Signature

Date 10.11.24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027