Karen Johnson Davidson County
Batch# 1196598 DEEDWARR
10/22/2024 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $3,396.60
20241022-0082061

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $918,000.00.

Affiant

Subscribed and sworn before me this the 17TH day of October, 2024.

Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dayo Okuboyejo 120 Cleveland St. Nashville, TN 37207	OriginPoint LLC, ISAOA/ATIMA 1800 W. Larchmont Ave Suite 305 Chicago, IL 60613	082-03-0K-002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRADYS INFINITE SOLUTIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAYO OKUBOYEJO, AN UNMARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by the Declaration of Covenants, Conditions and Restrictions for 869 Joseph Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220603-0064527, and being shown on Plat attached thereto as Exhibit "B" in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Bradys Infinite Solutions, LLC, a Tennessee limited liability company, by Quitclaim Deed from Capital Invest, LLC, Aziz Ashurov, member, dated 01/09/2020 and recorded 01/09/2020 in Instrument No. 20200109-0003267, Register's Office for Davidson County, Tennessee.

Also being part of the same property previously conveyed to Capital Invest, LLC, a Tennessee limited liability company, by Warranty Deed from 786 Properties, LLC, a Tennessee limited liability company, dated 10/31/2019 and recorded 11/04/2019 in Instrument No. 20191104-0113594, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 120 Cleveland St., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of October, 2024.

Bradys Infinite Solutions, LLC

BY: _____
Steven Brady, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steven Brady, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the SOLE MEMBER of the within named bargainor, a LLC, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Steven Brady as such SOLE MEMBER.

Witness my hand and official seal this 17th day of October, 2024.

My commission expires:
7/17/2028

_____
Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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 October 17. 2024.

Affiant Signature

22nd day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of October, 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