WARRANTY DEED

Karen Johnson Davidson County
Batch# 1197722 DEEDWARR
10/24/2024 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20241024-0082830

File No. DH-24-7549

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craiova, LLC	Same as New Owner	
(NAME)	(NAME)	
124 South 17th Street		081-11-0-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 372086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Westmoreland Investments, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craiova, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 9 and the Westerly 3 feet of Lot No. 8 in George Shield's Second Addition to North Nashville, a plan of which is recorded in Plat Book 57, Page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 and the Westerly 3 feet of Lot No. 8 front together 53 feet on the North side of Hydes Ferry Pike (now Buchanan Street) and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Westmoreland Investments, Inc. by Warranty Deed from Toney Jenkins of record in Instrument No. 20141125-0108397, Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 25, 2014.

This is property more commonly known as 2112 Buchanan Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 18th day of October, 2024.

Westmoreland Investments, Inc, a Tennessee Corporation

By: _____
Kea Chanele Westmoreland, President

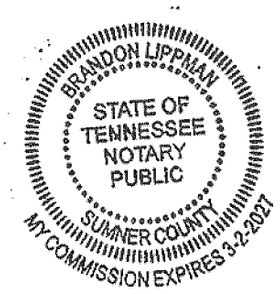
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Kea Chanele Westmoreland, President of Westmoreland Investments, Inc, 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 President of Westmoreland Investments, Inc, the within named bargainor, a Corporation, and that such Kea Chanele Westmoreland, President of Westmoreland Investments, Inc as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, TN, this 18th day of October, 2024.

_____
Notary Signature

My commission expires: 3-2-27



Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37203

Certificate of Authenticity

I, Dawnielle Hardwick, 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 18, 2024**.

Date

D Hardwick

Affiant Signature

October 24, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026