**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1202665 DEEDWARR
11/07/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20241107-0086873

File No. EM-24-7345

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

**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 |
|---|---|---|
| Paige Ryley Bartz | **New Owner** | |
| (NAME) 65 Lindsley Avenue, #410 | (NAME) **6311 Teagan Ln** | 093-11-0H-037.00-CO |
| (ADDRESS) Nashville, TN 37210 | (ADDRESS) **Schofield, WI 54476** | |
| (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, **Muse STR, LLC, A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paige Ryley Bartz, unmarried**, 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:

**A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 410 of Muse, a Planned Unit Development (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592 as amended in Instrument No. 20211001-0132086, 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 the same property conveyed to Jane Lucille Mailliard, an unmarried woman by Warranty Deed from Muse Nashville, LLC of record in Instrument No. 20211223-0169946 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on December 23, 2021.**

**Being the same property conveyed to Muse STR, LLC by Quitclaim Deed from Jane Lucille Mailliard of record in Instrument No. 20220112-0004494 Register's Office for Davidson County, Tennessee, dated January 03, 2022 and recorded on January 12, 2022.**

**This is property more commonly known as 65 Lindsley Avenue, #410, Nashville, TN 37210.**

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

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 4th day of November, 2024.

Muse STR, LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

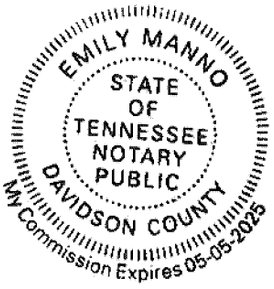
Before me, Emily Manno of the state and county mentioned, personally appeared Joshua Hunter, Authorized Agent of Muse STR, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Muse STR, LLC, the within named bargainor, a Limited Liability Company, and that such Joshua Hunter, Authorized Agent of Muse STR, 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, at office in Nashville, TN, this 4th day of November, 2024.

_____
Notary Signature

Printed Name: Emily Manno

My commission expires: _____



Certificate of Authenticity

I, Emily Manno, 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 **11/4/24**.

Date

Affiant Signature

**11/4/24**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **Novemeber**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

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