Karen Johnson Davidson County
Batch# 1207156 DEEDWARR
11/20/2024 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $758.50
20241120-0090478

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202410003

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$205,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of November, 2024

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 15th day of November, 2024, among:

NASHVILLE METRO HOLDINGS, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantor**")

AND

CHARLIE ZELAYA BENITEZ

its successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 26 of Block "B" on the Map of Crittenden Estates, of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Urban Gate Properties, LLC, a Tennessee limited liability company dated November 15, 2024 and filed of record in Instrument No. 20241119-0089621, Register's Office for Davidson County, Tennessee.

Being also known as 320 Harris Street, Madison, TN 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Nashville Metro Holdings, LLC

By: _____

Mat Farmer, Member and authorized signor of Canvas Holding Co, LLC, the sole member of Nashville Metro Holdings, LLC

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ***Authorized Signor/Member*** of ***Canvas Holdings Co, LLC*** which is the sole member of ***Nashville Metro Holdings, LLC*** the within named bargainor, and that he as such ***Authorized Signor/Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its ***Authorized SignorMember***.

Witness my hand and official seal this 15th day of November, 2024.

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11.2.26

Owner Name & Property Address:

Name: Charles Zelaya
Address: 320 Harris St
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Charles Zelaya
Address: 1209 Rimrock Road
City, State, Zip: Smyrna TN 37167

Tax ID: 052-01-044.00

Certificate of Authenticity

I, Nick Harris, 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 **November 15, 2024**.

Affiant Signature

11/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY