Karen Johnson Davidson County
Batch # 1212652 DEEDWARR
12/04/2024 03:08:26 PM 2 pgs
Fees: $13.00 Taxes: $645.11
20241204-0094290

Name and Address – New Owner for Tax Bills:
Darbe & Stein Investments, LLC
PO Box 1381
Norwalk, CT 06856

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

Map/Group/Parcel: 081-07-1R-002.00-CO

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 3 day of December, 2024, by and between Nomadd, LLC, (Grantor), and Darbe & Stein Investments, LLC, (Grantee), its successors and assigns.

WITNESSETH: That for the consideration hereinafter expressed the said Grantor has bargained and sold and do hereby bargain and sell, convey, and confirm unto the said Grantee the following described real estate situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Eighteenthirtythree Tenth Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No.: 20201021-0122521, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

DEED REFERENCE:
Being the same property conveyed to Nomadd, LLC, by Deed recorded at Instrument No.: 20230228-0014033, Register's Office for Davidson County, Tennessee.

Property Address: 915 Coffee Street, Nashville, TN 37208

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments there unto belonging or in anywise appertaining unto the said Grantee, its successors and assigns, in fee simple, forever.

The Grantor has executed and delivered this Deed in Lieu of Foreclosure to the Grantee in lieu of foreclosure of that certain Mortgage Deed dated February 23, 2023, securing Darbe & Stein Investments, LLC in the original principal amount of $132,500.00 executed by Eric Moss, as authorized representative of Nomadd, LLC, of record at Instrument No.: 20230228-0014034, Register's Office for Davidson County, Tennessee and for full satisfaction of the indebtedness therein described.

WITNESS THE signature of the Grantor on the day and year first above written.

Nomadd, LLC

Eric Moss
Authorized Representative

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eric Moss**, authorized representative of the bargainor, with whom I am personally acquainted, (or proved to me upon the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3 day of December 2024.

Notary Public

My Commission Expires: 3-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me on this 3 day of December, 2024.

Notary Public

My Commission Expires: 3-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 174,354.00
Affiant
Subscribed and sworn before me this the
4 **Day of** December, 2024.
Brandi Wes, **Deputy Register**