Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #24-1305

Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

Karen Johnson
Batch # 1218345
12/19/2024 11 21 25 AM
Fees $13 00 Taxes $1,424 13

Davidson County
DEEDWARR
2 pgs

20241219-0098692

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lonnie Ray, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **21st Ave North 307 LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 304, on the Horizontal Property Regime for The 1865, a Condominium, as recorded in the Master Deed of record in Instrument No. 20190314-0023483, amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to PATRICK R. WATERS AND STEFANIE COLE WATERS, HUSBAND AND WIFE, by deed from THE 1865 CONDOMINIUMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20191220-0131542, dated December 17, 2019, said Register's Office.

PATRICK R. WATERS AND STEFANIE COLE WATERS, HUSBAND AND WIFE further conveyed to LONNIE RAY, LLC, by quitclaim deed of record in Instrument No. 20200820-0093743, dated August 15, 2020, said Register's Office.

LONNIE RAY, LLC, STEFANIE COLE WATERS, MEMBER further conveyed to PATRICK R. WATERS AND STEFANIE COLE WATERS, A MARRIED COUPLE, by quitclaim deed of record in Instrument No. 20220421-0046137, dated April 20, 2022, said Register's Office.

PATRICK R. WATERS AND STEFANIE COLE WATERS, HUSBAND AND WIFE further conveyed to LONNIE RAY, LLC, by quitclaim deed of record in Instrument No. 20220502-0050424, dated April 30, 2022, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 610 21st Avenue North #304, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
21st Ave North 307 LLC 801 Hillview Heights #211 Nashville, TN 37204	NEW OWNER	092-07-0I-304.00-CO

WITNESS THE EXECUTION HEREOF this 16th day of December, 2024.

Lonnie Ray, LLC, a Tennessee limited liability company

member

By: Patrick Waters, Member

member

By: Stefanie Waters, Member

State of Tennessee)
County of Davidson)

On this 16th day of December, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Patrick Waters and Stefanie Waters, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Members of the maker, Lonnie Ray, LLC, a Tennessee limited liability company that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of Lonnie Ray, LLC, a Tennessee limited liability company as Members.

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/2026

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 384,900.00.**

Hillary Torrence
Affiant

Sworn and subscribed before me on this the 16th day of December, 2024.

Notary Public

My Commission Expires: 5-20-2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY