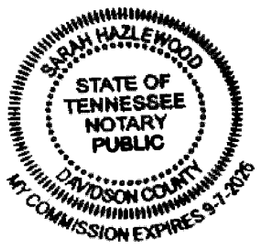
Karen Johnson Davidson County
Batch# 1221122 DEEDWARR
12/30/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241230-0100825

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of December, 2024. Notary Public My commission expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin Richard Koziol	New Owner(s)	119-01-0-360.00
338 Valeria Street		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ONEDAJOY, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN RICHARD KOZIOL**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of W. G. Thuss Addition, of record in Book 332, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the Northerly side of Valeria Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Otto Torndahl and wife, Lucy Torndahl by Warranty Deed from Ruby Annette Pyburn, unmarried of record in Instrument No. 20070206-0015398 Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 06, 2007.

Being the same property conveyed to OnedaJoy, LLC, a Florida limited liability company by Warranty Deed from Otto Torndahl and wife, Lucy Torndahl of record in Instrument No. 20240712-0052702 Register's Office for Davidson County, Tennessee, dated July 02, 2024 and recorded on July 12, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 338 Valeria Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of December, 2024.

OnedaJoy, LLC, a Florida Limited Liability Company

By: _____
Barbara Weiss, Manager

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of OnedaJoy, LLC, a Florida Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of December, 2024.

_____
Notary Public

My Commission Expires: 6/24/2025

Otto V Latimer Jr
Commission # HH 139323
Commission Expires 06-24-2025
Bonded Through - Cynanotary
Florida - Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 23. 2024.

Affiant Signature

30th day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028