WARRANTY DEED

Karen Johnson Davidson County
Batch# 1221868 DEEDWARR
12/31/2024 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20241231-0101346

File No. DH-23-4767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-23-2027

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
Nicholas Grimstad and Andrea Grimstad	Nicholas Grimstad & Andrea Grimstad	
(NAME)	(NAME)	
1424 54th Avenue North #5	1213A SIGLER ST	091-03-0D-018.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37203	
(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, **Urban Capital LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Grimstad and Andrea Grimstad, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit 18, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Stateside Park, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210429-0057071, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regal Homes Co, a Tennessee corporation by Warranty deed from Guardian Electric Corporation, a Tennessee corporation of record in Instrument No. 20200901-0099211 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 1, 2020.

Being a portion of the same property conveyed to Regal Homes Co, a Tennessee corporation by Warranty deed from Jerry W. Blair, and wife, Joy S. Blair of record in Instrument No. 20200828-0097568 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 28, 2020.

Being a portion of the same property conveyed to Regal Homes Co, a Tennessee corporation by Warranty deed from Nations Investors 2014, LLC, a limited liability company of record in Instrument No. 20200903-0100408 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on September 03, 2020.

Being a portion of the same property conveyed to Regal Homes Co, a Tennessee corporation by Quitclaim deed from Regal Homes Co, a Tennessee corporation of record in Instrument No. 20201209-0143645 Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded on December 09, 2020.

Being a portion of the same property conveyed to Urban Capital, LLC, a Tennessee limited liability company by Quitclaim deed from Regal Homes Co., a Tennessee corporation of record in Instrument No. 20211006-0134432 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on October 06, 2021.

This is property more commonly known as 1424 54th Avenue North #5, Nashville, TN 37209.

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 do covenant with the said GRANTEES that 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 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 30th day of December, 2024.

Urban Capital LLC, a Tennessee Limited Liability Company

By: _____
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua L. Hunter, 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 Urban Capital LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Joshua L. Hunter as 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 30th day of December, 2024.

_____
Notary Signature

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

My commission expires:_____

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D. Hardwick, 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 **December 30, 2024**.

Date

D. Hardwick

Affiant Signature

December 31, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

