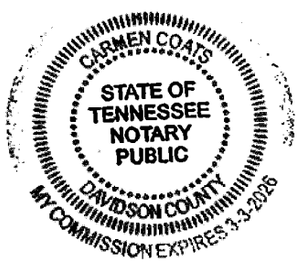
Karen Johnson Davidson County
Batch# 1234745 DEEDWARR
02/06/2025 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20250206-0009027

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $392,500.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2025.

Carmen Coats
Notary Public

My commission expires: 3/3/26

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:
Taylor Cino	Mortgage Research Center, LLC Dba Veterans United Home Loans	081-10-0-271.00
135 Westfield Court, 903	1400 Forum Blvd. Suite 18	
Clarksville, TN 37040	Columbia, MO 65203	

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, **PRO31 PROPERTY GROUP, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR CINO, A SINGLE MAN**, 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. 353 on the Plan of Map of J. M., T. J. and G. W. Harding's Addition, as of record in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Monique Mattews and husband, Tim Mathew by Warranty Deed from Leland D. Watts, married of record in Instrument No. 20140625-0055536 Register's Office for Davidson County, Tennessee, dated June 23, 2014 and recorded on June 25, 2014.

Being the same property conveyed to NMA Properties LLC by Quitclaim Deed from Michelle Monique Mathews and Tim Mathews, individuals of record in Instrument No. 20151221-0127912 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on December 21, 2015.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from NMA Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231227-0099477 Register's Office for Davidson County, Tennessee, dated December 22, 2023 and recorded on December 27, 2023.

Being the same property conveyed to Pro31 Property Group, Inc., a Tennessee Corporation by Special Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20231228-0099641 Register's Office for Davidson County, Tennessee, dated December 22, 2023 and recorded on December 28, 2023.

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 1736 23rd Avenue North, Nashville, TN 37208, 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 3rd day of February, 2025.

Pro31 Property Group, Inc., a Tennessee Corporation

By: _____

Tonia Marrero, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tonia Marrero, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Pro31 Property Group, Inc., a Tennessee Corporation, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 3rd day of February, 2025.

_____
Notary Public

My Commission Expires: 09/07/26



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 Februarv 3. 2025.

Affiant Signature

6th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of Februarv, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

