WARRANTY DEED

Karen Johnson Davidson County
Batch # 1235836 DEEDWARR
02/10/2025 02:28:52 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20250210-0010026

JM-JF-25-2120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2025.

LOREN BELL NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 06/08/2027

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Fineman	**Same as New Owner**	
(NAME)	(NAME)	**081-03-0-196.00**
1728 14th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAVERICK ROSE, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES FINEMAN, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11, on the plan of the subdivision of Lot No. 21, and other lots in Owen's Plan of Buena Vista Lots, as of record in Book 57, Page 26, Register's Office of Davidson County, Tennessee. Said Lot No. 11 fronts 50 feet on the easterly side of 14th Avenue North and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Maverick Rose, LLC by Warranty Deed, of record in 20250210-0010025, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2120 14th Ave N, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 4th DAY OF FEBRUARY, 2025.

Maverick Rose, LLC

BY: _____
Zach McKinney
Sole Member

STATE OF SOUTH CAROLINA
COUNTY OF Georgetown

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACH MCKINNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MAVERICK ROSE, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of February, 2025.

_____
Notary Public
My Commission Expires: 12/01/2032
(SEAL)

STEVEN B. BECKER
Notary Public - State of South Carolina
My Commission Expires
December 01, 2032

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212