Karen Johnson Davidson County
Batch# 1237780 DEEDWARR
02/14/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,663.63
20250214-0011408

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250149716** BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $719,900.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2025. Notary Public My Commission Expires: 9-7-2026

WARRANTY DEED

Address New Owner: Jacob Clark 1740 21st Ave N Nashville TN 37208	Send Tax Bills To: SAME AS NEW OWNER	Tax Information: Tax Parcel ID No. 081-11-0-105.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MBO11 Holdings, GP** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Clark, an unmarried man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the northerly part of the Westerly part of Lot No. 264, on the map of the subdivision of Lot No. 5 of the Bosley Lands allotted to J. M. Harding, as of record in Book 38, Page 431, Register's Office for Davidson County, Tennessee, also being a part of Lot No. 7 on the plat of Cato's Subdivision of part of Lots Nos. 260 264 in J. M. Harding's Addition, as of record in Book 547, Page 17, said Register's Office, described as follows:

Beginning on the Easterly margin of 21st Avenue North at the corner of Lots Nos. 264 and 265: thence with the line between said two lots, eastwardly 118 feet to the westerly margin of an alley; thence with said alley southwardly 42.5 feet to the northeast corner of the property conveyed to Hillard I. Walker and wife, by deed from Hollis Feigenbaum et al., of record in Book 1341, Page 631, said Register's Office; thence with Walker's Northerly line Westwardly 118.5 feet to the Easterly margin of 21st Avenue North, thence with said Avenue Northwardly 38.3 feet to the beginning.

Being the same property conveyed to MBO11 Holdings, GP by Quitclaim Deed from Rod VanWagoner, married of record in Instrument No. 20220105-0002312 Register's Office for Davidson County, Tennessee, dated December 23, 2021 and recorded on January 05, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 547, Page 17, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Deed Book 38, Page 431, Register's Office for Davidson County, Tennessee.

This is improved property located at 1740 21st Ave N Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of February, 2025.

MBO11 Holdings GP

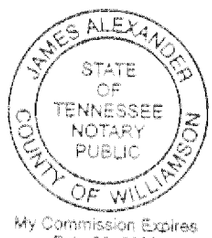
BY: _____
Jason Tidwell, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Tidwell, with whom I am personally acquainted, and who upon oath acknowledged himself to be the General Partner of MBO11 Holdings, GP, the within named bargainor, a General Partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as its partner.

Witness my hand, at office, this 14th day of February, 2025.

_____
Notary Public
My Commission Expires: _____



My Commission Expires
Feb. 28, 2026

Certificate of Authenticity

I, Sondra Mowgey, 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 02/14/2025.

Date

Affiant Signature

02/14/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of February, 20 25.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY