Karen Johnson Davidson County
Batch# 1284568 DEEDWARR
06/16/2025 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,758.61
20250616-0046569

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,300.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. AP-25-10029	

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

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 NUMBER
Joseph J. Rando, Jr (NAME)	New Owner (NAME)	
2610 Booker Street (ADDRESS)	1215A Sigler Street (ADDRESS)	092-06-0J-001.00-CO
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, **11th Avenue Partners, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph J. Rando, Jr,** a married man 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 No. 2610 on the Plan of 2610 Booker Street Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20190829-0087413, and Amendment in Instrument No. 20191101-0112888, 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 11th Avenue Partners, LLC, a Tennessee limited liability company by Warranty Deed from Herman J. Ross, Sr. of record in Instrument No. 20160606-0056610 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 06, 2016.

This is property more commonly known as 2610 Booker Street, Nashville, TN 37208.

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 12th day of June, 2025.

11th Avenue Partners, LLC, a Tennessee
Limited Liability Company

By:_____
Omar Israel Kirk, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Omar Israel Kirk, Authorized Member of 11th Avenue Partners, LLC, 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 Member of 11th Avenue Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Omar Israel Kirk, Authorized Member of 11th Avenue Partners, LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, this 12th day of June, 2025.

_____
Notary Signature
My commission expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 22, 2029

Certificate of Authenticity

I, Alli Pinkston, 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 **June 12, 2025**.

Date

Alli P

Affiant Signature

6/13/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

