SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1324132 DEEDWARRSP
09/18/2025 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,636.84
20250918-0074781

File No. DH-25-10748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,388.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-03-2027

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
Twenty, LLC	Same as New Owner	
(NAME) 124 S. 17th Street	(NAME)	083-02-0-027.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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 Housing Solutions, Inc, a Tennessee Non-Profit Corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Twenty, LLC, a Tennessee Limited Liability Company**, 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 Lot No. 12, on the Plan of H.M. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the Southerly side of McKinnie Avenue and runs back between parallel lines 192 feet to an alley.

Being the same property conveyed to Urban Housing Solutions, Inc, a Tennessee Corporation by Warranty Deed from William A. Baker, II, unmarried of record in Instrument No. 20101022-0084923 Register's Office for Davidson County, Tennessee, dated October 13, 2018 and recorded on October 22, 2018.

This is property more commonly known as 1414 McKennie Avenue, Nashville, TN 37206.

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 and demands of all persons, by through, or under Grantors, but against none other. 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 15th day of September, 2025.

Urban Housing Solutions, Inc, a Tennessee Non-Profit Corporation

By:_____
Brent Elrod, Managing Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a ntoary public of the state and county mentioned, personally appeared Brent Elrod, Managing Director of Urban Housing Solutions, Inc, 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 Managing Director of Urban Housing Solutions, Inc, the within named bargainor, a Tennessee Non-Profit Corporation, and that such Brent Elrod, as such Managing Director, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Managing Director.

Witness my hand and seal, at office in Nashville, TN, this 15th day of September, 2025.

_____
Notary Signature

My commission expires: May 8. 2028



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 **September 15, 2025**.

Date

D. Hardwick

Affiant Signature

September 18, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

