THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue, Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36086-02-2021** **RETURN TO:** **PREMIER ESCROW, LLC** **4301 HILLSBORO PIKE, STE 300** **NASHVILLE, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $459,900.00. Affiant Subscribed and sworn to before me this 12th day of March, 2021. Notary Public My Commission Expires:

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 2, 2022

BOX 10-A

WARRANTY DEED

Address New Owner: Amy N. Doyle, Michael R. Doyle 1903B 11th Avenue North Nashville, TN 37208	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 081074V00200CO

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, **Harris Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy N. Doyle and Michael R. Doyle, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1903B 11th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 12th day of March, 2021.

Harris Properties, LLC, a Tennessee limited liability company

BY: _____, Member
Allen Chadwick Harris, Member

Karen Johnson Davidson County
Batch# 591773 **DEEDWARR**
03/15/2021 08:43:36 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63
20210315-0033666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen Chadwick Harris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Member of Harris Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of March, 2021.

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires:
10-2-2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B of 1903 11th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1903 11th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200115-0005416, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1903 11th Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200115-0005416, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Harris Properties, LLC, a Tennessee Limited Liability Company, by deed dated December 23, 2019 from 4705 Alabama Avenue Partnership, a Tennessee General Partnership, of record in Instrument No. 20191230-0134311, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 081074V00200CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1903 11th Avenue North, of record in Instrument No. 20200115-0005416, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20200115-0005416, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 33, page 2, Chancery Court at Nashville, Tennessee.