THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $459,000.00. Affiant Subscribed and sworn to before me this 9th day of April, 2021. Notary Public My Commission Expires: May 9 2023

Record & Return To:
First Title & Escrow Co., Inc.

Karen Johnson Davidson County 1
Batch# 612149 **DEEDWARR**
04/12/2021 09:44:54 AM 3 pgs
Fees: $18.00 Taxes: $1,698.30

20210412-0047959

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

WARRANTY DEED

Address New Owner: Benjamin Wallander 1824 B 10th Avenue North Nashville, TN 37208	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 081074O00200CO

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 Benjamin Wallander, an unmarried man, as his sole and separate property** ("Grantee"), his 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 1824 B 10th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 Grantee, his 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 9th day of April, 2021.

Harris Properties, LLC, a Tennessee limited liability company

BY: _____ Member
Allen Chadwick Harris, Member

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 9th day of April, 2021.

_____
Notary Public

My Commission Expires:

10-2-2023

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1824 10th Avenue North Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20190426-0038405, amended by First Amendment of record in Instrument No. 20200115-0005415, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to the Declaration of record in Instrument No. 20200115-0005415, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Harris Properties, LLC, a Tennessee limited liability company, by Successor Trustee's Deed dated September 19, 2019 from Erika R. Barnes, Successor Trustee, of record in Instrument No, 20190920-0095679, 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 Grantee. Map and Parcel No. 081074O00200CO.
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 1824 10th Ave North Townhomes, of record in Instrument No. 20190426-0038405, amended by First Amendment of record in Instrument No. 20200115-0005415, 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 First Amendment of Declaration in Instrument No. 20200115-0005415, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 332, page 82, Register's Office for Davidson County, Tennessee.