Karen Johnson Davidson County
Batch# 654692 DEEDWARR
06/11/2021 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20210611-0078818

# Warranty Deed

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|---|---|
| J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $379,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 9th day of June, 2021.<br><br>Notary Public<br><br>My commission expires: 5-2-22 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Caroline T. Maloney | JP Morgan Chase Bank, N.A. | 083-11-0-187.00 |
| 611 Newhall Drive | 1111 Polaris Parkway | |
| Nashville, TN 37206 | Columbus, OH 43240 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NEWHALL BRITTANY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLINE T. MALONEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Nos. 300A, as shown on the map entitled Zone Lot Division, Lots 294 through 300, Fortland Park, Section Four, of record in Plat Book 5200, page 777, as amended in Plat Book 6250, page 622 and corrected by Surveyor's Certificate of Correction of record in Book 6776, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to Brittany Partnership, a Tennessee General Partnership by Warranty deed from Margaret L. Mercer and husband Dennis R. Mercer of record in Instrument No. 20010417-0037417 Register's Office for Davidson County, Tennessee, dated April 16, 2001 and recorded on April 17, 2001.

Being a portion of the same property conveyed to Grand Canyon Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Brittany Partnership, a Tennessee General Partnership, and Bartlett, Bartlett & Ogle, a Tennessee General Partnership, and Newhall Partnership, a Tennessee General Partnership of record in Instrument No. 20040408-0040032 Register's Office for Davidson County, Tennessee, dated April 06, 2004 and recorded on April 08, 2004.

Being a portion of the same property conveyed to Newhall Brittany Partners, a Tennessee General Partnership by Warranty deed from Coordination Plus, LLC, a Tennessee Limited Liability Company, as to tract I and III, and Grand Canyon Properties, LLC, a Tennessee Limited Liability Company, as to Tract II and IV of record in Instrument No. 20201001-0113658 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 01, 2020.

Being a portion of the same property conveyed to Newhall Brittany Partners, a Tennessee general partnership by Quitclaim deed from Grand Canyon Properties, LLC, a Tennessee Limited Liability Company, and Coordination Plus, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201001-0113659 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 01, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 611 Newhall Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2021.

**Newhall Brittany Partners,**
**a Tennessee general partnership**

By: Advent Investco, LLC, its Manager

By: Advent Capital Partners, LLC, its Manager

By: _____
Frank E. Neal, IV, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank E. Neal IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the manager of Advent Capital Partners, LLC, the manager of Advent Investco, LLC, the manager of Newhall Brittany Partners, the within named bargainor, a Tennessee general partnership, and that Frank E. Neal IV as such manager of Advent Capital Partners, LLC, the manager of Advent Investco, LLC, the manager of the partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Newhall Brittany Partnership by Frank E. Neal IV, the manager of Advent Capital Partners, LLC, the manager of Advent Investco, LLC, the manager of the partnership.

Witness my hand and seal this 9th day of June, 2021.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3/3/25

# True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022