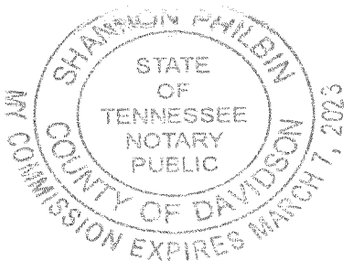
Karen Johnson Davidson County
Batch# 703928 DEEDWARR
08/25/2021 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $4,115.88
20210825-0114539



4739

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,112,400.00 Alexandra T Herron Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF August, 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandra T. Herron	New Owner	
(NAME)	(NAME)	
3610 A General Bate Dr.		118 13 2A 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, WE, IMPROVE NASHVILLE, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALEXANDRA T. HERRON, HEREINAFTER CALLED THE GRANTEES, 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. 1 of 3610 General Bate Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3610 General Bate Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170505-0044647, 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 3610 General Bate Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170505-0044647, and Bylaws appended thereto as Exhibit "C", 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 a part of the same property conveyed to Improve Nashville, LLC, a Tennessee limited liability company, by Warranty Deed from Gabriel B. Winberry and wife, Emily B. Winberry, of record in Instrument No. 20170501-0042204, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017 and recorded on May 01, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3610 A General Bate Dr., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 24th day of August, 2021

IMPROVE NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

L. ED GAW, JR., MANAGING MEMBER

BY: EARNINGS CAPITAL, LLC, MANAGING MEMBER

BY: _____

DARRELL DUNCAN, MEMBER-MANAGER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **L. Ed Gaw Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **Managing Member** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent.

WITNESS my hand, at office, this 24th day of August, 2021.

_____

Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2022

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell Duncan, with whom I am personally acquainted, and who acknowledged that he is the Member-Manager of Earnings Capital, LLC, a Managing Member of Improve Nashville, LLC and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member-Manager of Earnings Capital, LLC a **Managing Member** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent.

WITNESS my hand, at office, this 24th day of August, 2021.

Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 24 day of August, 2021

Ernest D. Bennett, III, Affiant — Date 8-24-2021

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24 day of August, 2021

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023