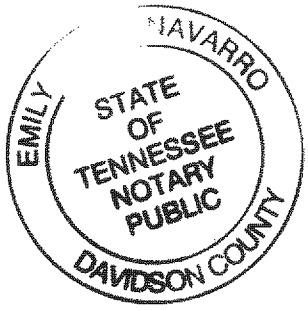
Karen Johnson Davidson County
Batch# 777293 DEEDWARRSP
12/21/2021 11:27:30 AM 6 pgs
Fees: $33.00 Taxes: $536.50
20211221-0168422

# GENERAL WARRANTY DEED

| | |
|---|---|
|   | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $145,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 14 day of December, 2021.<br><br>Notary Public<br><br>My commission expires: 9/8/2025 |

**THIS INSTRUMENT PREPARED BY:**
Kaalberg Law, PLLC
123 South 11th Street, Nashville, Tennessee 37206
Attn: Jacob Giesecke

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Advent Investco II, LLC<br>c/o Bailey Neal<br>2311 Kline Avenue<br>Nashville, Tennessee 37211 | New Owner | A portion of<br>106-13-0-040.00 |

**FOR AND IN CONSIDERATION** of the above-referenced sum cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA PHILIP SMITH and KAYLA D. SMITH, husband and wife ("Grantor"), their heirs, successors, and/or assigns, have bargained and sold, and by these presents do sell, transfer, and convey unto ADVENT INVESTCO II, LLC, a Delaware limited liability company ("Grantee"), its heirs, successors, and assigns, effective as of this 14 day of December, 2021 (the "Effective Date"), that certain real property in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made and accepted subject to the following matters, to the extent the same are still in force and effect:

those matters of record in the Register's Office for Davidson County, Tennessee as more particularly described in Exhibit B attached hereto and made a part hereof (the ("Permitted Exceptions").

**TO HAVE AND TO HOLD** the above-described premises, tract, and/or premises, together with all and singular the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its heirs, successors, and assigns forever. Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey

it, and the same is unencumbered, unless otherwise set forth herein. Grantor further covenants and binds Grantor and Grantor's heirs, successors, and assigns, to warrant and forever defend, all and singular, the said Property until the said Grantee and Grantee's heirs, successors, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

The property herein conveyed is part of the homestead of the Grantor, and the conveyance is joined by Grantor's spouse.

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

[SIGNATURE PAGE TO FOLLOW]

**IN WITNESS WHEREOF**, the undersigned has executed this General Warranty Deed effective as of the Effective Date.

**GRANTOR:**

JOSHUA PHILIP SMITH

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 14 day of December, 2021, before me personally appeared Joshua Philip Smith, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and official seal this 14 day of December, 2021.

My Commission Expires:

9/8/2025

Notary Public

**GRANTOR:**

KAYLA D. SMITH

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 14 day of December, 2021, before me personally appeared Kayla D. Smith, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and official seal this 14 day of December, 2021.

My Commission Expires:

9/8/2025

Notary Public

EMILY NAVARRO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land situated in Davidson County, Tennessee, being more particularly described as Lot A in that certain Declaration of Covenants, Conditions and Restrictions for Home at 2005 Hutton Drive, a Horizontal Property Regime with Private Elements dated December 14, 2021 and of record at Instrument No. 20211214-0165309 in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to JOSHUA PHILIP SMITH by Warranty Deed from CARMA L. JACK, of record as Instrument No 20130530-0054390, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2021 and all subsequent years.
2. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 25, Register's Office for Davidson County, Tennessee.
3. Easement(s) of record in Book 1907, Page 2, in the Register's Office for Davidson County, Tennessee.
4. Clearance Permit granted to Southern Bell Telephone and Telegraph Company of record in Book 1065, Page 230, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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 December 16, 2021.

Date

Heather Wood

Affiant Signature

December 16, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of December, 2021.

Lisa Farris

Notary's Signature

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)

