Karen Johnson Davidson County
Batch# 856039 DEEDWARR
05/16/2022 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20220516-0055994

WARRANTY DEED

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BS-ERE-22-4985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires ~~September~~ April 2, 2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Portico 3, LLC, a Delaware Limited Liability Company	New Owner **Portico 3, LLC , a Delaware Limited Liability Company**	
(NAME) **Attn: Shaun O'Connor**	(NAME) **Attn: Shaun O'Connor**	**173-04-0A-169.00-CO**
(ADDRESS) **318 First Ave S Suite 310**	(ADDRESS) **318 First Avenue S, Suite 310**	
Seattle, WA 98104	**Seattle WA 98104**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARRETT B. HOLT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PORTICO 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plat of Subdivision for Phase 1 of Oak Highlands of record in Plat Book 6900, Pages 432 through 435, inclusive, in the Register's Office or Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Garrett B. Holt, unmarried by Warranty deed from Gary B. Holt of record in Instrument No. 201701l9-0005971 Register's Office for Davidson County, Tennessee, dated January 11, 2017 and recorded on January 19, 2017.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 432 through 435, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7350, Page 24, as re-recorded in Book 7367, Page 587 and amended in Book 8765, Page 77, Book 10181, Page 986, Book 10548, Pages 501, Book 10548, Page 503, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 7367, Page 615 and Book 8765, Page 90, Register's Office for Davidson, County, Tennessee.
- Charter of HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Deed(s) for common areas to HOA of record in Book 7473, Page 697 and Instrument No. 20040217-0017737, in the Register's Office for Davidson County, Tennessee.
- Ingress & Egress Easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7189, Page 379, Book 9487, Page 978 and Instrument No. 20010503-0045314, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance of record in Book 7748, Pages 408, 412, 448, 453 and Book 7893, Page 334, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument No. 20001002-0097139, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4985 Alexis Dr, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3 DAY OF MAY, 2022.

Garrett B. Holt

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARRETT B. HOLT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein **contained.**

Witness ~~my hand~~ and official seal, this the 3rd of May, 2022.

Notary Public
My Commission Expires: 7/26/2023
(SEAL)

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, PENNY Y. RAY, 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 this 6th day of May, 2022.

Penny Y. Ray

Penny Y. Ray – Escrow Assistant

May 6, 2022

Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, DANIELLE CHANDLER, a Notary Public for this county and state, PENNY Y. RAY, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 6th day of May, 2022.

Notary Public

My commission expires on: 3-24-2026

(seal) DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
March. 24th 2026