SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 866770 DEEDWARR
06/02/2022 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,031.30
20220602-0063920

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/31/26

(AFFIX SEAL)

RACHEL MINTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1896 General George Patton Dr., Suite 200, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie Peterson	New Owner	061030E40100CO
(NAME)	(NAME)	
4810 Gallatin Pike, Unit 403		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 considerations, the receipt of which is hereby acknowledged, I/we The Eagle Nashville LLC, an Illinois limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Stephanie Peterson and Gordon Peterson, as Joint Tenants with Rights of Survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit 401, of The Avery Nashville, a Condominium, established by the Declaration of record in Instrument No. 20220413-0042766 and plan of record in Lot 28 Plat Book 1424, Page 85, amended in Book 9595, Page 352, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being part of the same property conveyed to The Eagle Nashville LLC, a Illinois limited liability company by Warranty Deed from 1100 Inglewood Partners, LLC, a Tennessee limited liability company, dated 06/14/2019, of record in Instrument 20190614-0057501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2022 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Book 1424, Page 85, as affected by Amendment of record in Book 9595, Page 352, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20200408-0037167, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 202204130042766, together with all amendments thereto. Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument 20200428-0044004, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument 20210226-0024475, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4810 Gallatin Pike, Unit 403, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 27th day of May, 2022.

The Eagle Nashville LLC, an Illinois limited liability company

By: _____
Dan Scarborough, as Authorized Agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Scarborough with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Authorized Agent the within named bargainor, The Eagle Nashville, LLC, a Illinois Limited Liability Company, and that he/she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Dan Scarborough, as such Authorized Agent.

Witness my hand and Official seal this 27th day of May, 2022.

_____
Notary Public:
My Commission Expires: 1/31/26



RETURN TO:
Stewart Title Company Tennessee Division
1896 General George Patton Dr., Suite 200
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Pam Smithson, do hereby make oath that I am a licensed attorney and/or 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 5/27/22.

Affiant
Date: 5/31/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of May, 2022.

Notary Public

My Commission Expires: 1/31/26

