# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 868362 DEEDWARR
06/07/2022 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20220607-0065079

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th 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 |
|---|---|---|
| Zachary Kent Phelps | New Owner | 061030E10600CO |
| (NAME) | (NAME) | |
| 4810 Gallatin Pike, Unit 106 | 66 W Tapestry Park Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Spring, TX 77381 | |
| (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 Zachary Kent Phelps and Jennifer Ann Phelps, husband and wife 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 106, 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.

Being part of the same property conveyed to The Eagle Nashville LLC, a Illinois limited liability company by Quit Claim Deed from 1100 Inglewood Partners, LLC, a Tennessee limited liability company, dated 06/14/2019, of record in Instrument 20190614-0057502, 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 No. 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 106, 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 9th day of May, 2022.

The Eagle Nashville LLC, an Illinois Limited Liability Company

By: _____ Date: 5/9/22
Edward Tunney, as Manager

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edward Tunney 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 Manager the within named bargainor, The Eagle Nashville, LLC, a Illinois Limited Liability Company, and that he/she as such Manager, 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 Edward Tunney, as such Manager.

Witness my hand and Official seal this 9th day of May, 2022.

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

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

**CERTIFICATE OF AUTHENTICITY**

I, Rachel Minton, 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 5/9/22.

Rachel Minton
Affiant
Date: 5/12/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of May, 2022.

Notary Public

My Commission Expires: 11/5/24

