WARRANTY DEED

Karen Johnson Davidson County
Batch# 873625 DEEDWARR
06/17/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20220617-0069579

File #22-0027-DB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karin M. Nielson and Russell J. Almquist	Same	
(NAME)	(NAME)	**105-04-0T-001-00-CO**
26277 Hanover Lane		
(ADDRESS)	(ADDRESS)	
Laguna Hills, CA 92653		
(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, **29 NORTH HILL PARTNERS, LP, A TENNESSEE PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARIN M. NIELSON AND RUSSELL J. ALMQUIST, WIFE AND HUSBAND** 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 Unit A of Twentynine North Hill Street, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201230-0154847, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being a portion of the same property conveyed to Central Coast Properties, LLC, A Tennessee Limited Liability Company by Quitclaim deed from GMAT Holdings, GP, a Tennessee General Partnership and Central Coast Properties, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20201030-0127164 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on October 30, 2020.

ALSO being the same proerty conveyed to 29 North Hill Partners, LP, a Tennessee Partnership, by Quitclaim Deed from Central Coast Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220606-0064708 in the Register's office for Davidson County, Tennessee.

This conveyance is subject to:
*Subject to all matters shown on the Plan of record in Plat Book 57, Page 53, 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 Instrument Number 20201230-0154847, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
*Charter of record in Instrument Number 20210114-0006657, in the Register's Office for Davidson County, Tennessee.

*Subject to rights of others in and to the common areas and/or elements.
*Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **27 N Hill St, Nashville, TN 37210**.

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 13th day of June, 2022.

29 NORTH HILL PARTNERS, LP

By: _____
Its: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Matt Hagerty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner of 29 North Hill Partners, LP, the within named bargainor, a Limited Partnership, and that such Matt Hagerty as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Partnership as Partner.

Witness my hand and seal, at office in Nashville, this 13 day of June, 2022.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 the 13th day of June, 2022.

Affiant Signature
Date 06/13/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

