Karen Johnson Davidson County
Batch# 902770 DEEDWARR
08/12/2022 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20220812-0091667

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00 Affiant Subscribed and sworn to before me, this 11th day of August, 2022. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Westhaven, LLC 4806 B Kentucky Ave Nashville, TN 37209	Send Tax Bills to: 1113 Murfreesboro Rd.Ste 106-108 Franklin TN 37064	Tax Information: Tax Parcel ID No. 091-07-4N-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD A. FARGO IV, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WESTHAVEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of 4806 Kentucky Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4806 Kentucky Homes a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180629-0063371, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4806 Kentucky Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180629-0063371, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Edward A. Fargo, IV, unmarried by Warranty deed from Tim M. Wright, Trustee of the Wright Retirement Services, L.L.C Retirement Savings Plan, as to 50% undivided Interest and Mark Larimore, Trustee of Larimore and Lynos, LLC Cash Balance Plan Two, as to a 50% Undivided Interest of record in Instrument No. 20190610-0054980, Scrivener' s Affidavit recorded on July 03, 2019, Instrument No:20190703-0064867 Register's Office for Davidson County, Tennessee, dated June 06, 2019 and recorded on June 10, 2019. (Value or consideration as shown in aforementioned deed $520,879.00.)

This is unimproved property commonly known as: **4806 B Kentucky Ave, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes

that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2022.

E. Fargo IV

EDWARD A. FARGO IV

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD A. FARGO IV**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of August, 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public

My Commission Expires:

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 11, 2022.

J. Carlton Drumwright

August 11, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 11, 2022.

Notary

My Commission Expires: 12/18/22

