Karen Johnson Davidson County
Batch# 930236 DEEDWARR
10/17/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20221017-0113246

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $850,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 14th day of October, 2022. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brett C. Pumphrey Sarah Stringer	Cambridge Mortgage Inc.	106-13-1J-001.00-CO
2005 Hutton Drive	115B East Main Street	
Nashville, TN 37210	Gallatin, TN 37066	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ADVENT INVESTCO II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT C. PUMPHREY, UNMARRIED AND SARAH STRINGER, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being more particularly described as Unit A in that certain Declaration of Covenants, Conditions and Restrictions for Home at 2005 Hutton Drive, a Horizontal Property Regime with Private Elements dated December 14, 2021 and of record at Instrument No. 20211214-0165309 in the Register's Office of Davidson County, Tennessee.

Being a portion of same property conveyed to Joshua Philip Smith unmarried by Warranty deed from Carma L. Jack, unmarried of record in Instrument No. 20130530-0054390 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on May 30, 2013.

Being the same property conveyed to Advent Investco II, LLC, a Delaware Limited Liability Company by Warranty deed from Joshua Philip Smith and Kayla D. Smith, husband and wife of record in Instrument No. 20211221-0168422 Register's Office for Davidson County, Tennessee, dated December 14, 2021 and recorded on December 21, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2005 Hutton Drive, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of October, 2022.

Advent Investco II, LLC, a Delaware Limited Liability Company

By: _____
Frank E. Neal, IV, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Advent Investco II, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of October, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 17, 2022 (date of document).

Affiant Signature

October 17, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023