Karen Johnson
Batch# 933523
10/25/2022 09:56:38 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50

20221025-0115564

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $605,000.00

Audrey N
Affiant

Subscribed and sworn to before me, this 21st day of October, 2022.

Notary Public
My Commission Expires: 11/19/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Gerald T. Hoffman, II and Emily Keal Hoffman 4810 Gallatin Pike N, Unit 301 Nashville, Tennessee 37216	~~New Owner~~ DS Highland Residential Mortgage 950 W. Bethany Dr Suite 200 Allen TX 75013	Tax Parcel ID No. p/o 061-03-0-154.00 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, **THE AVERY 301, LLC AN ILLINOIS LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **GERALD T. HOFFMAN, II AND EMILY KEAL HOFFMAN, HUSBAND AND WIFE** ("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, described as follows to-wit:

Being all of Unit 303, of The Avery Nashville, a Condominium, established by the Declaration of record in Instrument No. 20220413-0042766 and plan of record Lot 28 Plat Book 1424, Page 85, amended in book 9595, Page 352, all of the Register's 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 a portion 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 of record in Instrument No. 20190614-0057501 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 14, 2019.

Being a portion of the same property conveyed to The Eagle Nashville LLC, a Illinois Limited Liability Company by QuitClaim deed from 1100 Inglewood Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190614-0057502 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 14, 2019.

Being the same property conveyed to Avery Owner 301, LLC, An Illinois Limited Liability Company by Quitclaim deed from The Eagle Nashville LLC, an Illinois Limited Liability Company of record in Instrument No. 20220725-0084805, Register's Office for Davidson County, Tennessee, dated July 22, 2022 and recorded on July 25, 2022.

This is unimproved property commonly known as: **4810 Gallatin Pike N, Unit 301 Nashville, Tennessee 37216**

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 21st day of October, 2022.

The Avery 301, LLC

Erin Tunney, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ERIN TUNNEY** 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 the Authorized Representative of **THE AVERY 301, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 21st day of October, 2022.

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

My Commission Expires: