Karen Johnson Davidson County
Batch# 936593 DEEDWARR
11/01/2022 01:10:35 PM 2 pgs
Fees: $13.00 Taxes: $2,009.10
20221101-0117877

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 221042660**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichev for this transfer is: $543,000.00. Margaret Smith Affiant Subscribed and sworn to before me, this 31st day of October, 2022 Notary Public My Commission Expires: _____

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. 06-07-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexandre Provosty 7034 Westside Circle Nashville TN 37205	Truxton Trust Company 4525 Harding Rd, Ste 305 Nashville, TN 37205	Tax Parcel ID No. 143-03-0E-024.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AP Advisory Group, LLC, a Delaware limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexandre Provosty,** ("Grantees"), his 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 No. 24 together with all private elements, limited common elements and common elements appurtenant thereto, of 1101 Boost Commons, created under Title 66,Section 17-103(b), et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Protective Covenants, Conditions and Restriction for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, Register's Office for Davidson County, Tennessee, as amended by that First Amendment thereto of record in Instrument No. 20181105-0109337, and as further amended by that Second Amendment thereto of record in Instrument No. 20190930-0099544, that Third Amendment thereto of record in Instrument No. 20201221-0150988 and that Fourth Amendment thereto of record in Instrument No. 20210525-0070666, said Register's Office, 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 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration as amended, together with the By-Laws appended thereto, the site plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Together with and subject to Shared Driveway Use and Maintenance Easement Agreement of record in Inst. No. 20210525-0070665, as amended and restated in Inst. No. 20210729-0102109, said Register's Office.

Being the same property conveyed to AP Advisory Group, LLC, a Delaware limited liability company by Quitclaim Deed from Christian S. Pedersen, married of record in Instrument No. 20211213-0164618 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 13, 2021. Scrivener's Affidavit of record in Instrument No. 20221027-0116303.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180921-0093677, amendment in Instrument No. 20181105-0109337, Instrument No. 20190930-0099544, Instrument No. 20201221-0150988 and Instrument No. 20210525-0070666, 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

Restrictions of record in Book 4764, Page 710 and Book 3898, Page 425, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the 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 20131202-0122643, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20181212-0121003, in the Register's Office for Davidson County, Tennessee.

Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
Affidavit of record in Instrument Number 20140416-0031703, in the Register's Office for Davidson County, Tennessee.

Grant of Overhead Line Easement of record in Instrument Number 20190828-0086735, in the Register's Office for Davidson County, Tennessee.

Common Area Conveyance of record in Instrument Number 20190828-0086735, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, Page 188, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7034 Westside Circle Nashville TN 37205

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 31st day of October, 2022.

AP Advisory Group, LLC

By: Christian S. Pedersen, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Christian S. Pedersen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of AP Advisory Group, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 31st day of October, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025