Karen Johnson Davidson County
Batch# 937766 DEEDWARR
11/03/2022 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $222.00
20221103-0118799

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $60,000.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2022. Notary Public My commission expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
1100 15th St LLC 1224 2nd Avenue South, Suite 103 Nashville, TN 37210	SAME	053030L00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **JILL WEIDA** and **MARY C. COOPER** (collectively, the "Grantors"), have bargained and sold, and by these presents do sell, transfer, and convey unto **1100 15TH ST LLC**, a Tennessee limited liability company ("Grantee"), its successors, and its

assigns, effective as of this 3rd day of November, 2022 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 1100, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 1411 Debow Street and 1100 Fifteenth Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20221019-0114179, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.
>
> Being part of the same property conveyed to Jill Weida, an unmarried woman, and Mary C. Cooper, an unmarried woman, by deed from Janice Seabolt, an unmarried woman, of record as Instrument No. 20200429-0045068, dated April 28, 2020, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to:
>
> 1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.
> 2. Matters shown on the Plan of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee.
> 3. Easements contained in Deed of record in Book 2028, page 219, Register's Office for Davidson County, Tennessee.
> 4. Declaration of Covenants, Conditions, and Restrictions for 1411 Debow Street and 1100 Fifteenth Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20221019-0114179, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as 1100 Fifteenth Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantors covenant with the said Grantee that Grantors 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 Grantors further covenant and bind Grantors, their heirs, their representatives, and their assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands effective as of the Effective Date.

GRANTORS:

Jill Weida

Mary C. Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JILL WEIDA**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of November, 2022.

Notary Public

My Commission Expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY C. COOPER**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of November, 2022.

Notary Public

My Commission Expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 8, 2025

True Copy Certification

I, William T. Smith, 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 November 3, 2022.

W. T. A

Affiant Signature

Date: 11/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of November, 2022.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

