Karen Johnson Davidson County
Batch# 945863 DEEDWARRSP
11/30/2022 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $8,352.75
20221130-0125308

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,257,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 29th DAY OF NOVEMBER, 2022.

(Affix Seal) Notary Public

My Commission Expires: 11/16/2024

2022-11-561

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TENNESSEE 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
OP Monroe Partners LLC 2 Music Circle South, Suite 200 Nashville, TN 372043	OWNER	Map/Parcel 131-080-Z-012.00 131-080-Z-016.00 131-080-Z-017.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amber Lane Development, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto OP Monroe Partners LLC, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 12, 16, and 17 as shown on the Plan of Monroe, of record in Plat Book Instrument No. 20220815-0092442, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Amber Lane Development, LLC, a Tennessee Limited Liability Company, by deed from Monroe Harding Inc,. a Tennessee Nonprofit Corporation, of record in Instrument No. 20200106-0001279, dated December 31, 2019, said Register's Office.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements, Right of Way Deed to Davidson County, Tennessee of record in Book 1973, page 333, said Register's Office, Sanitary Sewer easement of record in Book 3345, page 66, said Register's Office, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3677, page 398, Book 4099, page 352 and Book 4712, page 430, said Register's Office, Agreement for Dedication of Easement for Water Mains and Appurtenances of record in InstrumentNo. 20011120-0127782, said Register's Office, Agreement for Dedication of Easement for Water Mains, Pumps and Appurtenances of record in InstrumentNo. 20070522-0061001, said Register's Office, Sewer Easement Agreement of record in InstrumentNo.20120409-0029639, said Register's Office, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in InstrumentNo.20120628-0056657, said Register's Office, Grant of Anchor Easement of record in InstrumentNo.20160714-0072322, said Register's Office, Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in InstrumentNo.20201002- 0114049, said Register's Office, No insurance is afforded as to the acreage or square footage contained in the insured property, Easement for the flow of the water of Brown's Creek and the rights of the public therein, Rights of upper and lower riparian owners to the flow of the water of Brown's Creek, free

from diminution or pollution, Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Brown's Creek, All matters appearing on the Plan of Monroe, of record in Plat Book InstrumentNo. 20220815-0092442, Register's Office for Davidson County, Tennessee, Charter of Monroe Subdivision Homeowners' Association of record in Instrument No. 20221128-0124637 said Register's Office, Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Monroe PUD Subdivision of record in Instrument No. 20221128-0124638, said Register's Office.

This is unimproved property known as 1344 Duncanwood Court, 1345 Duncanwood Court, 1353 Duncanwood Court, Nashville, TN 37204.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

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

Effective the 29th day of November, 2022:

Amber Lane Development, LLC, a Tennessee Limited Liability Company

By: _____
Jordan Clark, Company Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Jordan Clark, 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 Company Representative of Amber Lane Development, LLC, the within named bargainor, a Limited Liability Company, and that such Jordan Clark as such Company Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Company Representative.

Witness my hand and seal, this 29th day of November, 2022.

_____
Notary Signature
My commission expires: 11/16/2024

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/29/2022.

Date

Affiant Signature

11/29/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of November, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025