Karen Johnson Davidson County
Batch# 958887 DEEDWARR
01/06/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20230106-0001406

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED NINETY NINE THOUSAND AND 00/100 ($699,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF JANUARY, 2023. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TIMOTHY LEMERE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/03/2026
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Kaylea Moreno and Joellyn Gutherie (NAME)	**NEW OWNER** (NAME) new owner	**71150O00100CO**
112 Douglas Avenue Nashville, TENNESSEE 37207 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 5th day of January, 2023, the undersigned, **PIVOT HOLDINGS TN LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KAYLEA RAE MORENO, AN UNMARRIED WOMAN AND JO ELLYN GUTHERIE, A MARRIED WOMAN**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **112 DOUGLAS AVENUE, NASHVILLE, TENNESSEE 37207** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 108 Douglas Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 108 Douglas Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20200103-0000837 and amended in Instrument No. 20200116-0005912, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Pivot Holdings TN LLC, a Delaware Limited Liability Company, by Quitclaim Deed from 112 Douglas Ave, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20220930-0108077, in the Register's Office of Davidson County, Tennessee, dated September 13, 2022 and recorded on September 30, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of January, 2023.

GRANTOR: Pivot Holdings TN LLC

BY: RICK WELLS
ITS: AUTHORIZED SIGNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Rick Wells** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Signer for the **Pivot Holdings TN LLC** (the "LLC"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the LLC, the within named Grantor, and that they in such capacity as Authorized Signer executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the LLC as Authorized Signer.

WITNESS my hand, at office, on this 5th day of January, 20223.

Notary Public — My Commission Expires 9-8-25

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, A. Scott Hubbard, 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

1/5/23.

Date

A. Scott Hubbard

Affiant Signature

January 5, 2023

State of TN

County of Williamson

Sworn to and subscribed before me this 5th day of January, 2023

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON