Karen Johnson Davidson County
Batch# 965954 DEEDWARR
01/31/2023 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230131-0007063

Warranty Deed

FELICIA KIELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before ~~me~~, this the 27th day of January, 2023.

Notary Public

My commission expires: 11-2-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jim Thien Amy Thien	Stella Bank Mortgage	051-06-0C-003.00-CO
907 Grapevine Lane	1552 W Mc Ewen Dr.	
Nashville, TN 37221	Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TOWNHOMES ON GRAYCROFT, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIM THIEN AND AMY THIEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 3, The Yarra, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210408-0046599 and Amended in Instrument No. 20211104-0147768, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Due West Towers LLC, a Tennessee Limited Liability Company by General Warranty Deed from Institute in Basic Life Principles, Inc., a Illinois Not-for-profit corporation of record in Instrument No. 20160608-0058131 Register's Office for Davidson County, Tennessee, dated June 06, 2016 and recorded on June 08, 2016.

Being a portion of the same property conveyed to Townhomes on Graycroft LLC, a Tennessee limited liability company by Special Warranty deed from Due West Towers LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201116-0135005 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 16, 2020.

Townhomes on Graycroft LLC is now known as Townhomes on Graycroft GP, a General Partnership by virtue of Acknowledgment of Conversion filed at Instrument No. 2022419-0045322, Register's Office for Davidson County, Tennessee.

Dated this the 27th day of January, 2023.

Townhomes on Graycroft, GP

By: _____
Bruce Most, Authorized Agent

(Check One)
_____X_____, Owner
_____, Purchaser
_____, Prime Contractor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized agent of Townhomes on Graycroft, a Tennessee General Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2023.

_____
Notary Public

My Commission Expires: 7.7.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 30, 2023 (date of document).

Affiant Signature

January 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023