Karen Johnson Davidson County
Batch# 966098 DEEDWARR
01/31/2023 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230131-0007248

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143353**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Lisa Kirk Affiant Subscribed and sworn to before me, this 31st day of January, 2023. Notary Public My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner: Lisa Kirk and William Blincoe 1411 57th Avenue North Nashville TN 37209	Send Tax Bills To: Legacy Home Loans 1036 Stearman Dr, Ste 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 091 06 0M 006.00

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, **North Mgt LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Kirk, an unmarried woman and William Blincoe, an unmarried man, as joint tenants with right of survivorship**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 6 of West Mill Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing West Mill Townhomes, a Horizontal Property Regime, of record in Instrument No. 20141223-0117663, Supplementary Declaration recorded in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, Instrument No. 20191212-0128095 and Attorney's Certificate recorded in Instrument No. 20170123-0007057, 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 North Mgt LLC, a Tennessee limited liability company, by Quitclaim Deed from Evan North, and Alec North, of record in Instrument No. 20210908-0120339, in the Register's Office of Davidson County, Tennessee, dated August 27, 2021 and recorded on September 08, 2021.

Being the same property conveyed to Evan North and Alec North, by Warranty Deed from Emily G. Passini and George Scoville, wife and husband, of record in Instrument No. 20200302-0023447, in the Register's Office of Davidson County, Tennessee, dated March 02, 2020 and recorded on March 02, 2020.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No 2 of West Nashville Tennessee, as recorded in Plat Book 57, Page(s) 172.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141223-0117663, Supplementary Declaration recorded in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, Instrument No. 20191212-0128095 and Attorney's Certificate recorded in Instrument No. 20170123-0007057.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140821-0076262.

Easement for Dedication and Conveyance, recorded in Book 1939, Page 214.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140821-0076274, Instrument No. 20141219-0116173, Instrument No. 20141249-0116216 and Instrument No. 20151125-0119709.

This is improved property located at 1411 57th Avenue North Nashville TN 37209

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 January, 2023.

North Mgt LLC, a Tennessee limited liability company

By: _____
Evan North, Member

By: _____
Alec North, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Evan North and Alec North, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of North Mgt LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of January, 2023.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Pam Autry,** 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 this the 31st day of January, 2023.

Affiant Signature
Date 01/31/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024