Karen Johnson Davidson County
Batch# 970910 DEEDWARR
02/14/2023 03:47:46 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20230214-0010845

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 300-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: 330,000.00 AFFIANT Subscribed and sworn to before me, this 10th day of Februaury, 2023 NOTARY PUBLIC My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clint Damman 400 Herron Dr, Unit 219 Nashville, TN	New Owner	105 12 0B 038.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY THOUSAND DOLLARS AND NO CENTS ($330,000.00), 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 10th day of February, 2023, by the undersigned. **Faulkner Holdings Group, LLC**, a Tennessee Limited Liability Company, and hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Clint Damman**, a unmarried man , hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the real estate located in Davidson County and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 219 of Alloy Condominium, described in the Declaration for Alloy Condominium, or record in Instrument Number 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Register's Office for said
County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat files as Exhibit"B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's
Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to TM Investment , LLC, a Tennessee Limited Liability Company, by deed dated 7/24/2018, and recorded 7/30/2018, from Alloy, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180730-0074270; and being the same property conveyed to Faulkner Holdings

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-EV-23-400-219

Group, LLC, a Tennessee Limited Liability Company, by deed dated 11/18/2021, and recorded 12/7/2021, from TM Investment, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211207-0162231, Register's Office for Davidson County, Tennessee.

This is improved property known as, **400 Herron Drive, Unit 219, Nashville, TN 37210**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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) their heirs and assigns forever; and we covenant with the said Grantee(s) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This the 10th day of February, 2023.

Faulkner Holdings Group, LLC, Tennessee Limited Liability Company,

BY: _____, FHG
Jay Tyler Faulkner
Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, JAY TYLER FAULKNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the AUTHPRIZED AGENT of **Faulkner Holdings Group, LLC**, Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for
the purpose therein contained.

Witness my hand and official seal at office, this 10th day of February, 2023

_____
Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025