WARRANTY DEED

Karen Johnson Davidson County
Batch# 972754 DEEDWARR
02/21/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20230221-0012229

File #23-DM-0029-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024 (AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylor E. Waid (NAME)	Farmers National Bank (NAME)	
29 N Hill St. (ADDRESS)	20 South Broad St (ADDRESS)	**105 04 0T 002.00**
Nashville TN 37210 (CITY) (STATE) (ZIP)	Canfield OH 44406 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **29 NORTH HILL PARTNERS, LP, A TENNESSEE PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR E. WAID, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of TwentyNine North Hill Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TwentyNine North Hill Street, a Horizontal Property Regime, of record in Instrument Number 20201230-0154847, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Central Coast Properties, LLC, by Warranty Deed from GMAT Holdings, GP, of record in Instrument No. 20200717-0078655, in the Register's Office of Davidson County, Tennessee, dated July 06, 2020 and recorded on July 17, 2020. Also see Scrivener's Affidavit of record in Instrument No. 20200901-0099526, Register's Office of Davidson County, Tennessee. See also Case No. 17-0740-III in the Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Central Coast Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from GMAT Holdings, GP, a Tennessee General Partnership and Central Coast Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201030-0127164, in the Register's Office of Davidson County, Tennessee, dated October 27, 2020 and recorded on October 30, 2020.

Being part of the same property conveyed to 29 North Hill Partners LP, by Quitclaim Deed from Central Coast properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220606-0064711, in the Register's Office of Davidson County, Tennessee, dated June 06, 2022 and recorded on June 06, 2022.

This conveyance is subject to:

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John Trimbles Property, as recorded in Plat Book 57, Page 53.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201230-0154847.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **29 North Hill Street, Unit B, Nashville, TN 37210**.

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 do 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 whomsoever. 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.

Witness my/our hand(s) this the 17th day of February, 2023.

29 North Hill Partners, LP, a Tennessee Partnership
By: Central Coast Properties, LLC
Its Managing Partner
By: _____
Matthew Hagerty, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Matthew Hagerty, 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 the Authorized Agent of 29 North Hill Partners, LP, the within named bargainor, a Limited Partnership, and that such Matthew Hagerty as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Partnership as such Authorized Agent.

Witness my hand, at office, this 17th day of February, 2023.

_____
Notary Signature
My commission expires:

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

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2-17-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2-17-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st **day of** February **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM