Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RPE-23-334

# Warranty Deed

| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 973386 DEEDWARR<br>02/23/2023 09:17:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,702.00<br>20230223-0012705 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $460,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 22nd day of February, 2023.<br><br>Notary Public<br><br>My commission expires: 10/20/2026 |

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

**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: |
|---|---|---|
| Jeffery Colton Robertson<br>Ansley Maughon Robertson | Cadence Bank | 071-15-0H-003.00-CO |
| 334 Douglas Avenue | P.O. Box 3790 | |
| Nashville, TN 37207 | Tupelo, MS 38803-3790 | |

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, **ADVENT INVESTCO II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFERY COLTON ROBERTSON AND ANSLEY MAUGHON ROBERTSON, 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 known and designated as Unit C, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Douglas Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20210903-0119174, 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, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Strategic Options International, LLC by Warranty deed from Kimberly Smith and Robert Smith, wife and husband of record in Instrument No. 20150317-0022571 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on March 17, 2015.

Being a portion of the same property conveyed to Advent Investco II, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Strategic Options International, LLC of record in Instrument No. 20210825-0114721 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 25, 2021 and Scrivener's Affidavit, Recorded in Instrument No. 20210907-0119440.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 334 Douglas Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of February, 2023.

***Advent Investco II, LLC, a Delaware Limited Liability Company***

**By:** _____

**Frank E. Neal, IV, Manager**

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 Frank E. Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Advent Investco II, LLC, a Delaware Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of February, 2023.

_____
Notary Public

My Commission Expires:

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

## Certificate of Authenticity

I, KIRSTEN GLUBA, 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 February 22, 2023.

Affiant Signature

2-22-2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 22nd day of February, 2023.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

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