Karen Johnson Davidson County
Batch# 975948 DEEDWARR
03/01/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230301-0014736

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 28th day of February, 2023. Carmen Coats Notary Public My commission expires:

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:
Jack Gallop Nancy Lin	JPMorgan Chase Bank, N.A.	071-15-0W-001.00-CO
330 Douglas Avenue	1111 Polaris Parkway	
Nashville, TN 37207	Columbus, OH 43240-2050	

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 **JACK GALLOP, AN UNMARRIED MAN, AND NANCY LIN, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 A on the Plan of Douglas Townhome, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Douglas Townhome, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210903-0119174, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

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 330 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 28th 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, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Advent Investco II, LLC, a Delaware Limited Liability Company, and that he/she, 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 28th day of February, 2023.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 1, 2023 (date of document).

Affiant Signature

March 1, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of March, 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