# WARRANTY DEED

Karen Johnson Davidson County
Batch# 976059 DEEDWARR
03/02/2023 10:40:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230302-0014945

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 2023

NOTARY PUBLIC:
MY COMMISSION EXPIRES: APR 2 6 2026
(AFFIX SEAL)

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 093 |
|---|---|---|
| **Sheri Lynn Mabey**<br>**178 2nd Avenue North**<br>**Unit 103**<br>**Nashville, Tennessee 37201** | **SAME AS OWNER** | GROUP 02 4A<br>PARCEL 103.00 |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Sheri Lynn Mabey, a single woman**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Sheri Lynn Mabey,**
**as to a 50% undivid interest**
**And**
**Equity Homes LLC., a Tennessee Limited Liability Company,**
**as to a 10% undivid interest**
**And**
**L&L TN R LLC., a Wyoming Limited Liability Company,**
**as to a 20% undivid interest**
**And**
**DHB R LLC., a Wyoming Limited Liability Company,**
**as to a 20% undivid interest**

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Unit 103, The Quarters Condominiums, a Horizontal Property Regime Condominiums, as established under Master Deed of record in Instrument 20050902-0106149 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Greg Mabey by Warranty Deed from John A. French, a married person, dated May 22, 2008 and filed of record March 5, 2009 in Instrument No. 20090305-0019623, Register's Office for Davidson County, Tennessee. Further conveyed by Warranty Deed to Sheri Lynn Mabey, an unmarried person, dated December 30, 2009 and filed of record January 6, 2010 in Instrument No. 20100106-0001274, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **178 2nd Avenue North Unit 103, Nashville, Tennessee 37201.**

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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand and official seal at office this 16th day of February, 2023.

Sheri Lynn Mabey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sheri Lynn Mabey, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 9/18/23

JESSICA HEARTT ROBERSON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027