Karen Johnson Davidson County
Batch# 980391 DEEDWARR
03/14/2023 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,567.06
20230314-0018409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED NINETY THREE THOUSAND EIGHT HUNDRED AND 00/100 (693,800.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF MARCH, 2023.

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

Notary Public

MY COMMISSION EXPIRES: 05/03/2023

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Christine Dart (NAME)	**NEW OWNER** (NAME)	**071 15 0O 002.00**
110 Douglas Avenue Nashville, TN 37207 (ADDRESS)	**1390 Adams Street, Apt 542 Nashville, TN 37208** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), 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 7th day of March, 2023, the undersigned, **PIVOT HOLDINGS TN LLC, A LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CHRISTINE DART, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **110 DOUGLAS AVENUE, NASHVILLE, TN 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, 108 Douglas Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 108 Douglas Avenue Townhomes, a Horizontal Property Regime with Private Elements of record In Instrument No. 20200103-0000837 amended in Instrument No. 20200116-0005912, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pivot Holdings TN LLC, by Quitclaim Deed from 110 Douglas Ave, LLC, of record in Instrument No. 20220930-0108076, in the Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 30, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of March, 2023.

GRANTOR: **Pivot Holdings TN LLC**

BY: RICK WELLS

ITS: AUTHORIZED SIGNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Rick Wells** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Agent for **Pivot Holdings TN LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Pivot Holdings TN LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Delaware, and that they in such capacity as Authorized Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company.

WITNESS my hand, at office, on this 7th day of March, 2023.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 7, 2023**.

Date

D Hardwick

Affiant Signature

March 14, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026