Karen Johnson Davidson County
Batch# 1009079 DEEDWARR
05/30/2023 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20230530-0040594

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $685,000.00 Affiant Subscribed and sworn to before me, this 25th day of May, 2023. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: Alex MacKay 1823 10th Avenue North Nashville, TN 37208	Send Tax Bills to: New Owner Alex MacKay 1823 10th Ave North Nashville, TN 37208	Tax Information: Tax Parcel ID No. 081070B00101-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ATRIUM DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ALEX MACKAY,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for The Homes of 1823 10th Avenue South, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210707-0091280 amended in Instrument No. 20210723-0099050, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Leonard Walker, Jr. and wife, Joyce W. Walker by Warranty Deed from Tommie Mayberry, a widow of record in Book 4509, Page 944, Register's Office for Davidson County, Tennessee, dated June 10, 1971 and recorded on June 10, 1971.

Leonard Walker, Jr. having since died leaving Joyce G. Walker as surviving tenant by the entirety. The said Joyce G. Walker died on October 21, 2015, leaving Sharon E. Dodson and Constance G. Heard and Jacquelyn D. Blue and Maurice L. Walker as her Heirs At Law as referenced in Affidavit of Heirship of record in Instrument Number 20170317-0026189, in said Register's Office.

Being a portion of the same property conveyed to Atrium Development, LLC, a Tennessee limited liability company by Warranty deed from Sharon E. Dobson and Constance G. Heard and Jacquelyn D. Blue and Maurice L. Walker, being all of the Heirs of the Estate of Joyce G. Walker, deceased of record in Instrument No. 20200108-0002742 Register's Office for Davidson County, Tennessee, dated January 8, 2020 and recorded on January 8, 2020.

This is improved property commonly known as: **1823 10th Avenue North Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2023.

ATRIUM DEVELOPMENT, LLC

Samuel C. Deaton, Managing Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SAMUEL C. DEATON**, 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 Representative of **ATRIUM DEVELOPMENT, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Managing Member.

Witness my hand and official seal at office this 25th day of May, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **5/25/2023** (date of document).

Affiant Signature

5/25/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **MAY**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

