Karen Johnson Davidson County
Batch# 1012234 DEEDWARR
06/07/2023 10 05 56 AM 2 pgs
Fees $13 00 Taxes $2,072 00

20230607-0043147

Box 14
36712-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$560,000.00.** Affiant Subscribed and sworn to before me, this the 5th day of June, 2023 Notary Public My commission expires 8/6/2023 (AFFIX SEAL)

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Jackson Parks Sweatt and Madeline Gaines Burkhart	**"NEW OWNER"**	**119-13-0-H-002.00co**
473B Timmons Street		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vulfpeck, GP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Parks Sweatt and Madeline Gaines Burkhart, husband and wife

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

LAND in Davidson County, Tennessee, being Unit B on the Plan of 473 Timmons Cottages, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 473 Timmons Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211215-0165572, as corrected by Instrument of Correction of record in Instrument No. 20220516-0056185, and further corrected by Second Instrument of Correction of record in Instrument No. 20230224-0013093, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 473 Timmons Cottages as shown on Exhibit "B" attached as Exhibit "2" to the Second Instrument of Correction of record in Instrument No. 20230224-0013093, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Vulfpeck, GP, a Tennessee general partnership, by Warranty Deed dated October 25, 2021, from William A. Puryear, III, of record in Instrument No. 20211027-0144072, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "B" attached as Exhibit "2" to the Second Instrument of Correction to the Declaration of record in Instrument No. 20230224-0013093, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **All matters shown on the Plan of record in Plat Book 332 Page 19, said Register's Office for Davidson County, Tennessee.**

3) **Declaration of Covenants, Conditions, and Restrictions of 473 Timmons Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211215-0165572, as corrected by Instrument of Correction of record in Instrument No. 20220516-0056185, and further corrected by Second Instrument of Correction of record in Instrument No. 20230224-0013093, with By-Laws appended thereto, said Register's Office.**

4) **Charter of 473 Timmons Cottages Homeowner's Association, Inc., of record in Instrument No. 20211210-0164181, said Register's Office.**

5) **Agreements for Dedication of Public Right-of-Ways of record in Instrument No. 20220809-0090396 and in Instrument No. 20220809-0090397, said Register's Office.**

6) **Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20230309-0017035, said Register's Office.**

7) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 473B Timmons Street, Nashville, TN 37211.

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 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/our hand(s) this 5th day of June, 2023.

Vulfpeck, GP, a Tennessee general partnership

By: _____
Steven D. Emery, General Partner

By: _____
William F. Snyder, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mike Boyd, a Notary Public of said County and State, personally appeared **Steven D. Emery and William F. Snyder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **General Partners** of **Vulfpeck, GP,** the within named bargainor, **a Tennessee general partnership**, and that they as such **General Partners**, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee general partnership** by themselves as **General Partners**.

WITNESS my hand, at office, this 5th day of June, 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public

My Commission Expires: 5/9/2026