Karen Johnson Davidson County
Batch# 1018977 DEEDWARR
06/26/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20230626-0048519

# Warranty Deed

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $529,900.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2023.

Brooke Hicks
Notary Public

My commission expires: 5/9/2026

**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: |
|---|---|---|
| Nashbay Investments | New Owner(s) | 060-04-0D-031.00-CO |
| 909 North Meadow Lane | | |
| Nashville, TN 37221 | | |

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, **AT1 MAPLE GROVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHBAY INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP**, 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 No. 31, on the Plan of Maple Grove, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220428-0049112, amended in First Amendment of record in Instrument No. 20220511-0054225 and Second Amendment of record in Instrument No. 20221209-0128179, 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 Todd Realty, LLC from Andrew L. Todd, Executor of the Estate of Elmer H. Todd, Jr., by Quitclaim Deed record in Instrument No. 20181119-0113729, Register's Office of Davidson County, Tennessee.

Affidavit of Heirship recorded June 8, 2021 of record in Instrument No. 20210608-0076807, said Register's Office.

Being a portion of the same property conveyed to Todd Realty, LLC by Quitclaim Deed from Edward J. Todd, John W. Todd, Andrew L. Todd, Mary Ann Shanks, Daniel C. Todd, Richard D. Todd, and Robert F. Todd, dated May 27, 2021, and recorded June 9, 2021 of record in Instrument No. 20210609-0077909, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to AT1 Maple Grove, LLC, a Delaware limited liability company by Warranty Deed from Todd Realty, LLC, a Tennessee limited liability company dated May 27, 2021 and recorded June 11, 2021 in Instrument No. 20210611-0078976, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to AT1 Maple Grove, LLC, a Delaware limited liability company by Warranty Deed from Todd Realty, LLC, a Tennessee limited liability company dated May 27, 2021 and recorded June 11, 2021 in Instrument No. 20210611-0078977, Register's Office of Davidson County, Tennessee.

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 2035 Maple View Lane, 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 22nd day of June, 2023.

***AT1 Maple Grove, LLC, a Delaware Limited Liability Company***

By: _____
Frank E. Neal, IV, Vice President

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, Vice President, 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 Vice President of AT1 Maple Grove, 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 21st day of June, 2023.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

## 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 June 26, 2023 (date of document).

Affiant Signature

June 26, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26th day of June, 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