THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230644973**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $622,500.00. Affiant Subscribed and sworn to before me, this . Notary Public My Commission Expires:

MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1022376 DEEDWARR
07/03/2023 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,303.25
20230703-0051027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tabernacle 1892, LLC 88 Zena Drive Cartersville, GA 30121	New Owner	Tax Parcel ID No. 104-04-0E-212.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harry Lyons, Trustee of the Harry Lyons Living Trust, established by the Revocable Trust Agreement of Harry Lyons dated June 9, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tabernacle 1892, LLC**, ("Grantees"), its 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 212, 1101 Eighteenth Avenue, South, as shown in Master Deed Recorded at Instrument No. 20060807-0096688, Re-Recorded at Instrument No. 20060817-0101760, as amended at Instrument No. 20090624-0058837, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry David Lyons, a single man by Warranty Deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100303-0016352 Register's Office for Davidson County, Tennessee, dated February 26, 2010 and recorded on March 3, 2010.

Being the same property conveyed to Harry Lyons, Trustee of the Harry Lyons Living Trust, established by the Revocable Trust Agreement of Harry Lyons dated June 9, 2022 by Quitclaim Deed from Harry David Lyons of record in Instrument No. 20220615-0068546 Register's Office for Davidson County, Tennessee, dated June 9, 2022 and recorded on June 15, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 1101 Eighteenth Avenue of record in Instrument Number 20060807-0096688, and re-recorded as Instrument No. 20060817-0101760, and amended in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20060120-0007509, in the Register's Office for Davidson County, Tennessee

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains Pumps of record in Instrument Number 20060120-0007524, in the Register's Office for Davidson County, Tennessee.

Reciprocal Easement, Access and Maintenance Agreement of record in Instrument Number-20070926-0114981, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 200710101012035 5, in the Register's Office for Davidson County, Tennessee

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1101 18th Avenue S #212 Nashville TN 37212

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 June 21, 2023

Harry Lyons Living Trust, established by the Revocable Trust Agreement of Harry Lyons dated June 9, 2022

BY: _____
Harry Lyons, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Harry Lyons Living Trust, established by the Revocable Trust Agreement of Harry Lyons dated June 9, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st June, 2023 .

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 21, 2023.

Affiant Signature

6/21/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 21 day of June, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY