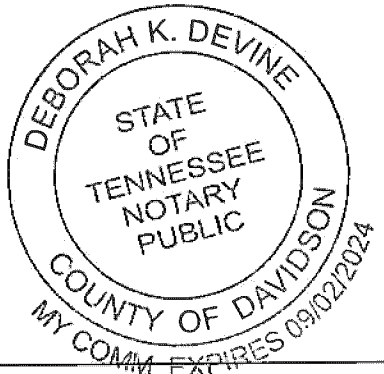
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Tomeka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Brandon Harrison	**Same as New Owners**	
(NAME)	(NAME)	119-01-0O-002.00-CO
2219B Sadler Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BLACKACRE DEVELOPMENT COMPANY A TENNESSEE LIMITED LIABILITY COMPANY LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS BRANDON HARRISON,** 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 as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Homes at 2219 Sadler Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211117-0153273, 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 Blackacre Development Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from Orange Capital, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211001-0132234 Register's Office for Davidson County, Tennessee, dated September 30, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2219B Sadler Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

202307100052490

Karen Johnson Davidson County
Batch# 1024445 DEEDWARR
07/10/2023 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20230710-0052490

Witness my hand this 6th day of July, 2023

BLACKACRE DEVELOPMENT COMPANY, LLC

BY: _____

KEVIN D. MONTGOMERY, AS AUSTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Blackacre Development Company, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 6th day of July, 2023.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Commission expires:

_____
Notary Public

Certificate of Authenticity

I, Leslie G. Hayes, 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 **7/6/2023**.

Date

Affiant Signature

7/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of July, 20 23.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: Date

Notary's Seal (if on paper)