Karen Johnson Davidson County
Batch# 1030054 DEEDWARR
07/24/2023 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $3,737.00
20230724-0056927

Q740

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37763	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,010,000.00. Affiant Subscribed and sworn to before me this 21st day of July, 2023. Notary Public My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Nowlen and Terri Nowlen 903 Archer Street Nashville TN 37203	New Owner	Map and Parcel No.: 105021I00100CO

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, 908 Southside Place LLC, an Indiana limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Robert Douglas Nowlen and Terri Nowlen, husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 908 Southside Place, Nashville, TN 37203.

This property does not constitute the primary residence of the Grantees and is for investment purposes only.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 21st day of July, 2023.

908 Southside Place LLC, an Indiana limited liability company

BY: _____
Brent S. Claymon, Member

BY: _____
Sarah Claymon, Member

CHRISTINE S RAINEY
Notary Public, State of Indiana
Commission Number: NP0735333
My Commission Expires
August 8, 2029

STATE OF INDIANA
COUNTY OF HAMILTON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Brent S. Claymon and Sarah Claymon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the members of 908 Southside Place LLC, an Indiana limited liability company, 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 day of July, 2023.

_____
Notary Public

My Commission Expires: 8/8/2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 908 Southside Homes, a horizontal property regime with private elements established by Declaration in Instrument No. 20170120-0006401, First Amendment of record in Instrument No. 20200417-0040350, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to 908 Southside Place LLC, an Indiana Limited Liability Company, by deed dated April 10, 2020 from Develin, LLC, a Tennessee limited liability company, of record in Instrument No. 20200417-0040349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 10502I00100CO.
2. Restrictive Covenants contained in an instrument of record in Book 4220, page 723 and Book 6236, page 263, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 908 Southside Homes, of record in Instrument No. 20170120-0006401, Register's Office for Davidson County, Tennessee.
4. First Amendment to Declaration of Protective Covenants Conditions and Restrictions for 908 Southside Homes appearing as Instrument No. 20200417-0040350, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20170120-0006401, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 4860, page 25, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 21 day of July, 2023

Ernest D. Bennett, III, Affiant — July 21, 2023 — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 21 day of July, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024