Karen Johnson Davidson County
Batch# 1040043 DEEDWARR
08/18/2023 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $836.20
20230818-0064735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2023.

FAITH L LOWE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 06.14.25

(AFFIX SEAL)

02-NSH23-06394

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tide Enterprises, LLC 7009 Lenox Village Drive, Unit E-308 Nashville, TN 37211	Tide Enterprises, LLC 6924 Sunnywood Dr, Nashville, TN 37211	172 12 0D 308.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nathan Birkley, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tide Enterprises, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their successors 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. 308 (a/k/a Unit E-31), as shown on Exhibit B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Building E) of record as Instrument No. 20020315-0032826 and Supplemental recorded in Instrument No's. 20031212-0178492 and 20050119-0006853 and Amended in Instrument No. 20220228-0022407, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Nathan Birkley, an Unmarried Man, by Warranty Deed from Ron Reeves, an Unmarried Man, of record in Instrument No. 20210407-0046177 in the Register's Office of Davidson County, Tennessee, dated April 01, 2021 and recorded on April 07, 2021.

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

This property is improved property known as: 7009 Lenox Village Drive, Unit E-308, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 18th day of August, 2023

Nathan Birkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nathan Birkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 18th day of August, 2023.

Notary Public

My Commission Expires: 6.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Fiadel, 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 August, 18, 2023.

Custodian's Signature

8.18.23
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18 day of August, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON