Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3189

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of August, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1041893 DEEDWARR
08/23/2023 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230823-0065953

Address of New Owner	Send Tax Bills To:	Map & Parcel
Coby James Music LLC 665 Cooke Rd Louisburg NC 27549	New Owner	105-10-0C-208.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

AMP Endeavors, Inc. a Domestic Profit Corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Coby James Music LLC, a North Carolina Limited Liability Company

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:

A Certain Condominium Unit located in Davidson County, Tennessee, Being Unit No. 208 of Wedgewood Park, a Condominium, as set forth in the master deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, 20060228-0022838, 20060825-0105391, 20070731-0090822, 20091221-0116044, 20110329-0024200, 20200930-0112361 and 20211117-0153326 in the Register's Office for Davidson County, Tennessee, under the Provisions of Tennessee code annotated, title 66. chapter 27, section 101, ET SEQ., as amended, together with an undivided percentage interest in the common elements shown on exhibit "E 3" of said master deed, as amended; said Unit 208 also being shown as part of exhibits "E 1" and "E 2" of said master deed, as amended.

Being the same property conveyed to Maureen Higgins by Warranty deed from Ashley Fowler n/k/a Ashley F. Painther, married and Michael Fowler and wife, Cynthia Fowler of record in Instrument No. 20150512-0043353 Register's Office for Davidson County, Tennessee, dated May 05, 2015 and recorded on May 12, 2015.

Being the same property conveyed to AMP Endeavors, Inc. a Domestic Profit Corporation by Warranty deed from Maureen Higgins, a single woman of record in Instrument No. 20211223-0169602 Register's Office for Davidson County, Tennessee, dated December 17, 2021 and recorded on December 23, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 760 Wedgewood Park #208, Nashville, TN 37203

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 so 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.

Dated this the 17th day of August, 2023.

AMP Endeavors, Inc. a Domestic Profit Corporation Inc., a Georgia Corporation

By: _____
Jason Marfell, CEO

By: _____
Pam Marfell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

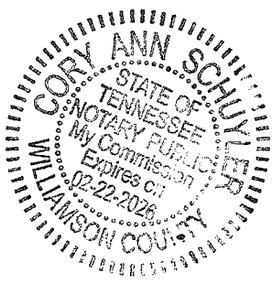
Before me, the undersigned, of the state and county mentioned, personally appeared Jason Marfell, CEO of AMP Endeavors, Inc. a Domestic Profit Corporation and Pam Marfell of AMP Endeavors, Inc. a Domestic Profit Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CEO and of AMP Endeavors, Inc. a Domestic Profit Corporation, the within named bargainor, a Corporation, and that such Jason Marfell, CEO of AMP Endeavors, Inc. a Domestic Profit Corporation and Pam Marfell of AMP Endeavors, Inc. a Domestic Profit Corporation as such CEO and , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as CEO and .

Witness my hand and seal, at office in Davidson County, this 17th day of August, 2023.

_____
Notary Signature

Printed Name:Cory Schuyler

My commission expires:2-22-2026



Certificate of Authenticity

I, Joshua A. Terry, 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 8/17/2023.

Affiant Signature – Joshua A. Terry

8/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27