Karen Johnson Davidson County
Batch# 1047495 DEEDWARR
09/07/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20230907-0070388

G #36907-5

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$610,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2023.

Notary Public

My commission expires: 7/6/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carsen Elyse Rowe	**Cadence Bank**	**119-01-0S-001.00co**
328A Peachtree Street	**2778 West Jackson Street Building C, 2nd Floor**	
Nashville, TN 37210	**Tupelo, MS 38801**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Woodplex, GP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carsen Elyse Rowe, a single woman

HEREINAFTER CALLED THE GRANTEE, 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 A on the Plan of 328 Peachtree Cottages, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 328 Peachtree Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220726-0085205, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 328 Peachtree Cottages, shown on Exhibit "D" to the Declarations of record in Instrument No. 20220706-0085205, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Woodplex GP, by Warranty Deed dated October 9, 2020, from Elam's Housing Rentals, LLC, a Tennessee limited liability company, of record in Instrument No. 20201014-0119233, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan as shown on Exhibit "D" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220726-0085205, Register's Office for Davidson County, Tennessee.

2) Declaration of Covenants, Conditions and Restrictions for 328 Peachtree Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220726-0085205, By-Laws appended thereto, Register's Office for Davidson County, Tennessee.

3) Charter of 328 Peachtree Cottages Homeowner's Association, Inc., of record in Instrument No. 20220721-0083475, said Register's Office.

4) Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20220927-0207025 and in Instrument No. 20220927-0107026, said Register's Office.

5) All matters as shown on the Plat of record in Book 332, Page 67, said Register's Office.

6) Taxes for the current year which have been prorated and assumed by the Grantee herein and for the subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as: **328A Peachtree Street, Nashville, TN 37210**

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 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.

Witness my/our hand(s) this **5th** day of **September, 2023.**

Woodplex, GP, a Tennessee general partnership

By: _____
Steven Emery, General Partner

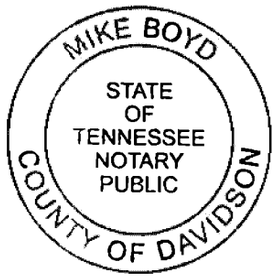
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Steven Emery** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **General Partner** of **Woodplex, GP**, the within named bargainor, a Tennessee general partnership, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by the said **Steven Emery** as **General Partner.**

Witness my hand and official seal at Nashville, Tennessee, on this **5th** day of **September, 2023.**

_____
Notary Public

My Commission Expires: 5/9/2026



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **September 5, 2023**.

Date

Affiant Signature

September 7, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **7** day of **September**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)