Prepared by:
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Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Affiant

Subscribed and sworn to before me this 12th day of September, 2023.

Notary Public
My commission expires:

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

Karen Johnson Davidson County
Batch# 1054491 DEEDWARR
09/27/2023 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20230927-0075796

Address of New Owner:	Send Tax Bills to:	Tax Information
Preston Brooks Evans 530 Edwin St, #31 Nashville, TN 37207	New owner Property	071-08-0R-031-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Brendan Sullivan, a single man, and Andrew Lyons, a single man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Preston Brooks Evans, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 31 on the plan of Edwin Greens, as shown on Exhibit A to the Declaration of Covenants, Conditions, and Restrictions of Edwin Greens, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191017-0106251, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Brendan Sullivan, a single man and Andrew Lyons, a single man, as joint tenants with right of survivorship by deed from AT1 Edwin Greens, LLC, a Delaware Limited Liability Company of record in Instrument No. 20210915-0124103, Register's Office for Davidson County, Tennessee, and dated September 10, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Edwin Greens of record in Instrument No. 20191017-0106251 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded as Instrument #20191017-0106251 in the official records of the Davidson County Register of Deeds.

4. Charter of Edwin Greens Townhouse Corporation of record in Instrument No. 20191017-0106250, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190930-0099330 Register's Office for Davidson County, Tennessee.

This property is improved property known as 530 Edwin Street, Unit 31, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of September, 2023.

Brendan Sullivan

Andrew Lyons

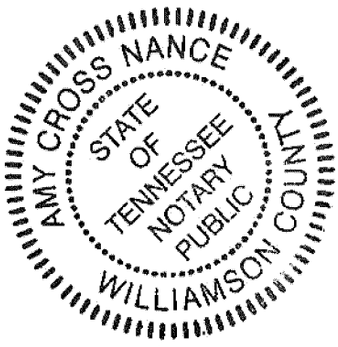
202309270075796

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of September, 2023, before me personally appeared Brendan Sullivan and Andrew Lyons, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6R day of September, 2023.

Notary Signature
My commission expires: 2/1/27



Certificate of Authenticity

I, Emily Manno, 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 9/6/23.

Date

Affiant Signature

9/6/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of September, 20 23.

Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

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