WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057727 **DEEDWARR**
10/04/2023 01 07 14 PM 2 pgs
Fees $13 00 Taxes $2,960 00

20231004-0078141

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000 00

Nichol Dowly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF October 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	
Nashville Quality Homes LLC	Nashville Quality Homes LLC	
(NAME)	(NAME)	
8112 Moores Lane	8112 Moores Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Legacy Builders, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Quality Homes LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Parcels 1 and 2 (1814A and 1814B, Ashton Avenue, Nashville, TN 37218 – 069160216.00)

Land in Davidson County, Tennessee and being Unit 1814A and Unit 1814B of the HOMES AT 1814 ASHTON AVENUE, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions, Restrictions ("Declaration"), of record in Instrument No. 20230411-0026551, in the Register's Office for Davidson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in the HOMES AT 1814 ASHTON AVENUE, a Horizontal Property Regime with Private Elements, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Parcels 3 and 4 (1816A and 1816B, Ashton Avenue, Nashville, TN 37218 – 069160217.00)

Land in Davidson County, Tennessee and being Unit 1816A and Unit 1816B of the HOMES AT 1816 ASHTON AVENUE, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions, Restrictions ("Declaration"), of record in Instrument No. 20230411-0026552, in the Register's Office for Davidson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in the HOMES AT 1816 ASHTON AVENUE, a Horizontal Property Regime with Private Elements, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Parcels 5 and 6 (1818A and 1818B, Ashton Avenue, Nashville, TN 37218 – 069160D00100CO and 069160D00200CO)

Land in Davidson County, Tennessee and being Unit 1818A and Unit 1818B of the HOMES AT 1818 ASHTON AVENUE, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions, Restrictions ("Declaration"), of record in Instrument No. 20220606-0064671, as amended in Instrument No. 20230411-0026550 in the Register's Office for Davidson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in the HOMES AT 1818 ASHTON AVENUE, a Horizontal Property Regime with Private Elements, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to ALH, LLC by Warranty Deed from C&H Properties LLC dated January 25, 2023 recorded January 26, 2023 of record Instrument No. 20230126-0005920, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Legacy Builders, LLC by Quitclaim Deed from ALH, LLC dated August 1, 2023 recorded August 8, 2023 of record Instrument No. 20230801-0059389, in the Register's Office for Davidson County, Tennessee.

In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

THIS PROPERTY IS UNIMPROVED

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 do 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, its successors 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 2 day of October, 2023

Legacy Builders, LLC
a Tennessee Limited Liability Company

Amos L. Howard Sr Managing Member
By: Amos L Howard, Sr., Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Amos L Howard, Sr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Managing Member of **Legacy Builders, LLC** the within named bargainer, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **Legacy Builders, LLC** by himself as Managing Member.

WITNESS my hand and official seal at office this 2 day of October, 2023.

Notary Public

My Commission Expires 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY