Karen Johnson Davidson County
Batch# 1059001 DEEDWARR
10/09/2023 11:40:30 AM 5 pgs
Fees: $28.00 Taxes: $4,828.50
20231009-0079295

WARRANTY DEED

MARY ELIZABETH KINNARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: May 3 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ortale Kelley Law Firm, ,

File No.: 36569

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jordan Paul Newsome and Sarah Kaitlyn Justice	Jordan Paul Newsome and Sarah Kaitlyn Justice	092-10-0M-010.00-CO
(NAME)	(NAME)	
515 27th Avenue North, Uint 2	294 Squires Circle	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Lexington Ky 40515	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AXIS910, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JORDAN PAUL NEWSOME AND SARAH KAITLYN JUSTICE, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Unit No. 10, together with common areas as established by Declaration of Covenants, Conditions and Restrictions for AXIS27, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190301-0019076, as amended in Instrument No. 20190502-0040851, Instrument No.

20190729-0074468 and Instrument No. 20200706-0072542, and Instrument No. 20210513-0064928, Register's Office for Davidson County, Tennessee, and being shown on the plan of AXIS27, attached as Exhibit "B" to said Declaration, as amended, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to RSD 27TH AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Special Warranty Deed from THERM ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180815-0080935, dated August 10, 2018, by Quitclaim Deed of record as Instrument No. 20180815-0080936, dated August 15, 2018 and by Quitclaim Deed and Instrument of Consolidation of record as Instrument No. 20190301-0019075, dated February 27, 2019, said Register's Office.

Being the same property conveyed to AXIS910, LLC, a Tennessee limited liability company by Special Warranty deed from RDS 27th Ave, LLC, a Tennessee limited liability company of record in Instrument No. 20201123-0137266 Register's Office for Davidson County, Tennessee, dated November 19, 2020 and recorded on November 23, 2020.

This is improved ☒ property, known as 515 27th Avenue North, Uint 2, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.

2. Rights or claims of parties in possession not shown by the public records.

3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Taxes or special assessments which are not shown as existing liens by the public records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

6. Easements or claims of easements not shown by the Public Records.

7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

8. Taxes for the year 2023, a lien not yet due and payable.

9. Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.

10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190301-0019076, and amended in Instrument Nos. 20190502-0040851, 20190729-0074468, 20200706-0072542, 20210513-0064928, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190301-0019077 and amended in Instrument No. 20190729-0074467, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

12. Restrictions of record as Instrument Number 20180817-0081873 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

13. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190219-0014837, in the Register's Office for Davidson County, Tennessee.

14. Grant of Easement to Comcast Cable Communications Management, LLC, of record in Instrument Number 20201201-0139310, in the Register's Office for Davidson County, Tennessee.

15. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190514-0045328, Instrument No. 20190514-0045337 and Instrument No. 20190514-0045338, in the Register's Office for Davidson County, Tennessee.

16. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Instrument Number 20200110-0003743, in the Register's Office for Davidson County, Tennessee.

17. Quitclaim Deed form Common Areas to AXIS27 Homeowners Association, Inc. of record in Instrument Number 20210422-0054219, in the Register's Office for Davidson County, Tennessee.

18. Charter of record in Instrument Number 20190924-0097049, 20190924-0097050, in the Register's Office for Davidson County, Tennessee.

19. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

20. Subject to rights of others in and to the common areas and/or elements.

21. DAVIDSON County and/or NASHVILLE Taxes which have been prorated by the parties and assumed by the Grantee.

22. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Witness our hands this 29 day of September, 2023.

AXIS910, LLC, a Tennessee limited liability company

BY: _____
Stephen Cummings

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of September, 20 23, before me personally appeared Stephen Cummings, Manager of AXIS LLC, a Tennessee Limited Liability Company.

_____
Notary Public

My Commission Expires: May 3 2027

MARY ELIZABETH KINNARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

Tennessee Certification of Electronic Document

I, Connie 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 9/26/23 (date of document).

Affiant Signature

10/5/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

