This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21685-CC

Karen Johnson Davidson County
Batch# 1059801 DEEDWARR
10/11/2023 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $8,787.50
20231011-0079737

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,375,000.00.

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 6th day of October, 2023.

Rachel Marie Collins
Notary Public
My Commission Expires: 3/6/2025

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
101 Investment, LLC 5799 Sunset Lane Indianapolis, IN 46228	New Owner	093-06-4E-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John Warren Agee and Laurie Young Agee, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **101 Investment, LLC, an Indiana limited liability company**, hereinafter called the Grantee, their successors 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. 1502 on the Plan of 160 Second Avenue Private Residences Condominium, a Horizontal Property Regime With Private Elements of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20211229-0171494, amended and restated in Instrument No. 20220425-0047381 and amended in Instrument No. 20220525-0060949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Warren Agee and Laurie Young Agee, husband and wife, by Warranty Deed from 151 Nashville Project LP, a Delaware Limited Partnership, dated June 14, 2022 and recorded on September 8, 2022, of record in Instrument No. 20220908-0100796, Register's Office for Davidson County, Tennessee.

This is improved property located at: **160 2nd Avenue South, Unit 1502, Nashville, TN 37201**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. The 2023 Property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2023.

GRANTOR:

John Warren Agee

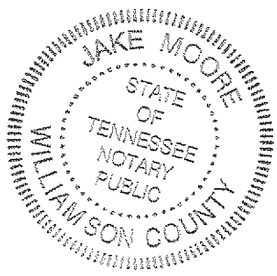
Laurie Young Agee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Warren Agee and Laurie Young Agee, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2023.

Notary Public
My Commission expires: 9-21-26



- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/6/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/6/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of October, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

