WARRANTY DEED

Karen Johnson Davidson County
Batch# 1063699 DEEDWARR
10/23/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20231023-0082804

File No. EM-23-5479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ana Navarro, unmarried	**New owner**	
(NAME) 1401 Edgehill Avenue	(NAME) **9423 Darby Ct.**	105-01-3X-001.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS) **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, I/we, **Makai Construction, LLC, A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ana Navarro, unmarried**, 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:

A certain unit located in Davidson County, Tennessee, being Unit A of Homes at 1401 Edgehill Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing Homes at 1401 Edgehill Avenue, a Horizontal Property Regime of record in Instrument Number 20220906-0099916, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Appalachian Cultivation Fund, LLC by Warranty Deed from Darrell McEachron Individually and Darrell McEachron, Trustee of The 1401 Edgehill Trust of record as Instrument Number 2021124-0137658, Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 24, 2020.

Being a portion of the same property conveyed to Makai Construction, LLC., a Tennessee Limited Liability Company by Quitclaim Deed from Appalachian cultivation funds LLC a Wyoming Limited Liability Company of record as Instrument Number 20210113-0005803, Register's Office for Davidson County, Tennessee, dated January 11, 2021 and recorded on January 13, 2021.

This is property more commonly known as 1401 Edgehill Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 12th day of October, 2023.

Makai Construction, LLC, a Tennessee
Limited Liability Company

By: _____
Jacob Stock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie Hayes of the state and county mentioned, personally appeared Jacob Stock of Makai Construction, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be member of Makai Construction, LLC, the within named bargainor, a Limited Liability Company, and that such Jacob Stock of Makai Construction, LLC as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as member.

Witness ~~my hand~~ and seal, at office in Franklin, Tennessee, this 12th day of October, 2023.

_____
Notary Signature

Printed Name: Leslie Hayes

My commission expires: 10/10/24

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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 10/12/23.

Date

Affiant Signature

10/12/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of October, 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