WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069701 DEEDWARR
11/08/2023 09:33:44 AM 3 pgs
Fees: $18.00 Taxes: $1,835.20

20231108-0087283

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $496,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexis Burchfield	Ascend Federal Credit Union	133-01-OE-002.00
(NAME)	(NAME)	
405 High St.	Po Box 1210	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Theoremos, Inc., a Texas Corporation** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexis Burchfield and Ian Reitmaier, both single** 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:

A certain unit located in Davidson County, Tennessee, being Unit B of High Cottages, a Planned Unit Development, 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 of Protective Covenants, Conditions and Restrictions establishing High Cottages, a Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument Number 20210729-0102266, 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 Theoremos Inc., a Texas Corporation by Warranty Deed from Adam J. Keafer, a single man, and Mitchell T. Jones, a single man, as tenants in common of record in Instrument No. 20210714-0094424, Register's Office for Davidson County, Tennessee, dated July 07, 2021 and recorded on July 14, 2021.

Subject to all matters as shown on The Plan of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGH COTTAGES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on Exhibit "B" OF The Plan of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGH COTTAGES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20210729-0102266, Register's Office of Davidson County, Tennessee, to which plat reference is hereby

made for a more complete and accurate legal description.

Subject to Agreement for Dedication of Public Right-of-Way, of record in Instrument Number 20220722-0083939, Register's Office for Davidson County, Tennessee.
Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 405 High St., Nashville, TN 37211

(House Number) (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 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 hands this 6th day of November, 2023.

THEOREMOS, INC
A TEXAS CORPORATION

By: Michael Morgan
Michael Morgan
Its: Director

State of ~~Tennessee~~ TEXAS FM
County of ~~Davidson~~ TARRANT

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Morgan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Director of Theoremos, Inc. and that he as such Director executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Director.

WITNESS my hand and seal this 6th day of November, 2023.

F.M. Mohamed

Notary Public ~~Judy Jacobs~~ FM
My Commission Expires: 01/21/2026

File No.: 202310009

FATIMA MOHAMED
Notary Public, State of Texas
Comm. Expires 01-21-2026
Notary ID 129683430