WARRANTY DEED

Karen Johnson Davidson County
Batch# 1077132 DEEDWARR
12/01/2023 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $4,192.10
20231201-0092831

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,133,000.00

Cheryl Blasdel
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/30/2023.

Elizabeth J. Barnes
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4427

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Michael Edward Corbeil and Christy Lee Corbeil	**New Owners**	117-08-0T-001.00-CO
1219A Battlefield Drive	**Same**	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

987, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christy Lee Corbeil and Michael Edward Corbeil, a married couple

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 1219A, as Shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for 1219 Battlefield Avenue Townhomes, a Horizontal Property Regime With Private Elements of Record in Instrument No. 20140731-0068361, 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 Michael A. Brody-Waite, an unmarried man by Warranty deed from Maxwell House Development, LLC, a Tennessee limited liability company of record in Instrument No. 20150928-0098505 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 28, 2015.

Being the same property conveyed to 987, LLC, a Tennessee limited liability company by Quitclaim deed from Michael A. Brody-Waite, an unmarried man of record in Instrument No. 20161031-0114729 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on October 31, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1219A Battlefield Drive Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on November 30, 2023.

987, LLC, a Tennessee Limited Liability Company

By: _____
Michael A. Brody-Waite, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael A. Brody-Waite with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of 978, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal, this November 30, 2023.

_____
Notary Public

My Commission Expires: 9/20/25

File #: 2023-4427

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 30, 2023.

J. Carlton Drumwright

November 30, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 30, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY