Karen Johnson Davidson County
Batch# 1081668 DEEDWARR
12/13/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,212.60
20231213-0096382

WARRANTY DEED

Andrew Suzore
State of Tennessee Notary Public
Davidson County

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$598,000.00.**

Daniel Thompson
Affiant

Subscribed and sworn to before me, this the 13th day of December, 2023.

Notary Public

My commission expires: May 7, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Madison Mayfield & Karsten Acker	New Owner	**119-01-0-J-001.00co**
222 A Peachtree Street		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Woodplex, GP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madison Mayfield, an unmarried woman, and Karsten Acker, an unmarried man, as joint tenants with rights of survivorship

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 A on the Plan of 222 Peachtree Cottages, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 222 Peachtree Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201028-0125375, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "C". Reference is hereby made to the Plan of 222 Peachtree Cottages, shown on Exhibit "D" to the Declarations of record in Instrument No. 20201028-0125375, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Woodplex GP, by Warranty Deed dated October 9, 2020, from Elam's Housing Rentals, LLC, a Tennessee limited liability company, of record in Instrument No. 20201014-0119233, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan as set out on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions for 222 Peachtree Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201028-0125375, said Register's Office for Davidson County, Tennessee.**

2) **Subject to all matters shown on the Plan of record in Plat Book 332, Page 21, said Register's Office.**

3) **Declaration of Covenants, Conditions and Restrictions for 222 Peachtree Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201028-0125375, with By-Laws appended thereto as Exhibit "C, said Register's Office.**

4) **Charter of 222 Peachtree Cottages Homeowner's Association, Inc., of record in Instrument No. 20201023-0123426, and appended thereto said Declaration of Covenants, Conditions, and Restrictions as Exhibit "B" of record in Instrument No. 20201028-0125375, said Register's Office.**

5) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is Improved property, known as 222 A Peachtree Street, Nashville, TN 37210.

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 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(s) this 13th day of December, 2023.

Woodplex, GP, a Tennessee general partnership

By: _____
William F. Snyder, General Partner

By: _____
Steven Emery, General Partner

By: _____
William F. Ruff, General Partner

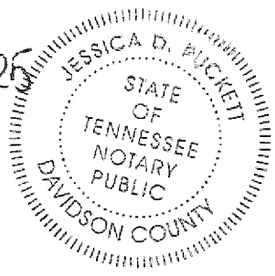
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **William F. Snyder, Steven Emery, and William F. Ruff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of **Woodplex, GP**, within named bargainor, **a Tennessee general partnership**, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by themselves as such General Partners.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **December, 2023.**

_____
Notary Public

My Commission Expires: Sept. 8th, 2025



Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 12/13/2023 (date of document).

Affiant Signature

12/13/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11-2-26

NOTARY'S SEAL

