Karen Johnson Davidson County
Batch# 1081756 DEEDWARR
12/14/2023 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20231214-0096481

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146246**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $705,000.00. Affiant Subscribed and sworn to before me, this 11th day of December, 2023. Notary Public My Commission Expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: AI Corporate Interiors, LLC. 3017B 2nd Avenue South Birmingham, AL 35233	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 01 3Y 002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edgehill Village Townhomes, LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AI Corporate Interiors, LLC, an Alabama limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1115 (A/K/A Unit No. I) of Edgehill Villages Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Edgehill Villages Townhomes, a Horizontal Property Regime, of record in Instrument No. 20230629-0049824, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company, by Quit Claim Deed of Consolidation from Edgehill Village Townhomes, LLC, a Tennessee limited liability company of record in Instrument No. 20210927-0129448, in the Register's Office of Davidson County, Tennessee, dated September 24, 2021 and recorded on September 27, 2021.

Being a part of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Felicia Bass and John Bass, of record in Instrument No. 20210924-0128618, in the Register's Office of Davidson County, Tennessee, dated September 23, 2021 and recorded on September 24, 2021.

Being a part of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company, by Quit Claim Deed from EVI Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20210921-0126762, in the Register's Office of Davidson County, Tennessee, dated September 15, 2021 and recorded on September 21, 2021.

Being a part of the same property conveyed to EVI Holdings, LLC, a Tennessee limited liability company, by Quit Claim Deed from Edgehill Village Investors, LLC, a Tennessee limited liability company, of record in Instrument No. 20171229-0132418, in the Register's Office of Davidson County, Tennessee, dated July 17, 2017 and recorded on December 29, 2017.

Being a part of the same property conveyed to Edgehill Village Investors, LLC, a Tennessee limited liability company, by Special Warranty Deed from Calvin McCain and Pamela McCain, of record in Instrument No. 20140916-0084853, in the Register's Office of Davidson County, Tennessee, dated September 15, 2014 and recorded on September 16, 2014.

Being a part of the same property conveyed to Edgehill Village Investors, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Cedric L. Grannum, of record in Instrument

No. 20140916-0084851, in the Register's Office of Davidson County, Tennessee, dated September 15, 2014 and recorded on September 16, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boyd Ament Tract, as recorded in Plat Book 21, Page(s) 83.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boyd's Addition WB Southgate, as recorded in Plat Book 332, Page(s) 82.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230629-0049824.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20211001-0132042.

Easement recorded in Book 4284, Page 809.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument Nos. 20200821-0094838 and 20200914-0104575.

This is improved property located at 1115 Villa Place Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11th day of December, 2023.

Edgehill Village Townhomes, LLC.

BY: _____
Robert W. Lowe, Jr.
Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert W. Lowe, Jr, Managing General Partner of Edgehill Village Townhomes, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2023.

_____
Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 11, 2023** (date of document).

Affiant Signature

December 13, 2023

State of TENNESSEE

County of DAVIDSON

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

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25