WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,775,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2023.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson
Batch # 1083013
12/18/2023 10:40:21 AM
Fees: $18.00 Taxes: $6,567.50

Davidson County
DEEDWARR
3 pgs

20231218-0097257

SHANNON PHILBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2026

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anton Dias Perera	NEW OWNER	118 09 4A 001.00CO
(NAME)	(NAME)	
967 Draughn Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, 969 Draughon Avenue Partnership, a Tennessee General Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anton Dias Perera, an unmarried person,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 known and designated as Unit "A" established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 969 Draughon Ave, a Horizontal Property Regime, of record in Instrument No. 20220630-0076080, as amended in Instrument No. 20220826-0096805, 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, to which reference is hereby mad for a more complete description.

Being the same property conveyed to 969 Draughon Avenue Partnership, a Tennessee Partnership by Warranty deed from Paul R. Lohr, III and Mary M. Matthews, husband and wife, of record in Instrument No. 20220831-0098410, dated August 30,2022 and recorded August 31, 2022, Register's Office Davidson County, Tennessee.

Trey Webber, executed this instrument as Attorney in Fact on behalf of Gerald Webber, pursuant to the Power of Attorney recorded in Instrument No. 20231207-0094732 Register's Office for Davidson County, Tennessee.

Jessalyn Wanlim, executed this instrument as Attorney in Fact on behalf of William B. Howell (a/k/a Brett Howell), pursuant to the Power of Attorney recorded in Instrument No. 20231212-0095682 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 967 Draughon Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37204 (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, successors 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, successors 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 our hands this 14th day of December, 2023.

969 Draughon Avenue Partnership, a Tennessee General Partnership

By: Gerald Webber, Partner by Trey Webber, Attorney-in-Fact
Gerald Webber, Partner,
by Trey Webber, Attorney-In-Fact

By: _____, Partner
Brandy Beverung, Partner

By: _____, Partner
Jessalyn Wanlim, Partner

By: _____ Partner
Tice Feldman, Partner

By: William Brett Howell by Jessalyn Wanlim, Attorney in Fact.
Brett Howell, by Jessalyn Wanlim, Attorney in Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Brandy Beverung, Jessalyn Wanlim and Tice Feldman, Partners of 969 Draughon Avenue Partnership, a Tennessee General Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in there capacity as Partners for the purposes therein contained.

WITNESS my hand and seal this 14th day of December, 2023.

_____

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trey Webber and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named Gerald Webber, Partner of 969 Draughon Avenue Partnership, a Tennessee General Partnership, being authorized to act on behalf of said person, she executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2023.

_____
Notary Public

My Commission Expires:

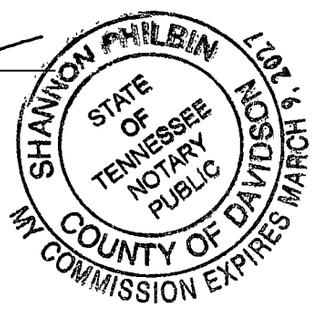
SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jessalyn Wanlim, and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named, William B. Howell (a/k/a Brett Howell), Partner of 969 Draughon Avenue Partnership, a Tennessee General Partnership, being authorized to act on behalf of said person, she executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2023.



Notary Public

My Commission Expires: