Karen Johnson Davidson County
Batch# 1083023 DEEDWARR
12/18/2023 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $3,659.30
20231218-0097273

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $989,000.00.

Andrea Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 2023.

Cari Allen
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

File #23-TC-2208B-TWG

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrea Willis	new owner	
(NAME)	(NAME)	
2208B Carter Avenue	2208B Carter Ave	**083 03 4S 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **THIRD COAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA WILLIS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson
County, Tennessee, being Unit No. A on the plan of Twentytwo-Eight Carter Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Twentytwo-Eight Carter Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210720-0097462, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to Third Coast Properties, LLC, by Warranty Deed from Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal, undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, being a one-half (1/2) tenant-in-common interest, of record in Instrument No. 20210330-0041414, in the Register's Office of Davidson County, Tennessee, dated March 29, 2021 and recorded on March 30, 2021.

This conveyance is subject to:
* 2023 Property Tax, a lien now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. S. Ashworth's Resubdivision of Lots 47, 48, 49 & 50 of the Town of Brownsville, as recorded in Plat Book 161, Page(s) 153.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210720-0097462.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2208B Carter Avenue, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th day of December, 2023.

Third Coast Properties, LLC, a Tennessee Limited Liability Company

By: _____
Anita Pirtle, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

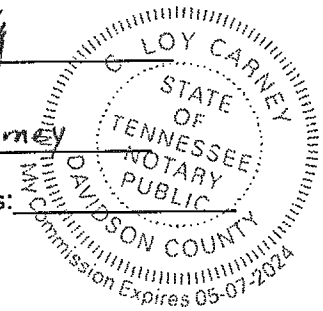
Before me, Loy Carney of the state and county mentioned, personally appeared Anita Pirtle, Chief Manager of Third Coast Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Third Coast Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Anita Pirtle, Chief Manager of Third Coast Properties, LLC as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in 15, this 15th day of December, 2023.

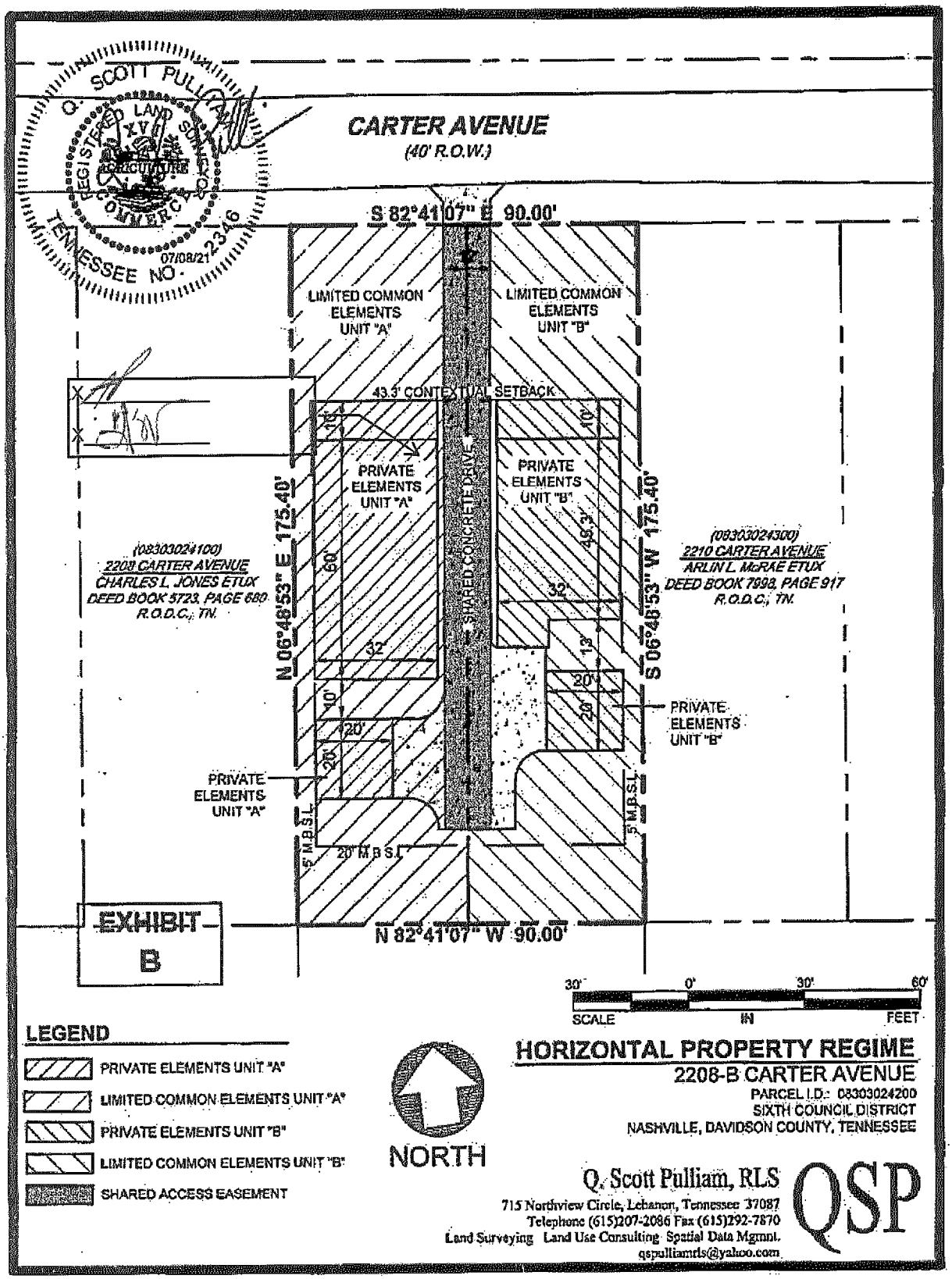
_____
Notary Signature

Printed Name: Loy Carney

My commission expires: _____



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204


SCOTT PULLIAM
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2346
07/08/21
CARTER AVENUE
(40' R.O.W.)
S 82°41'07" E 90.00'
LIMITED COMMON ELEMENTS UNIT "A"
LIMITED COMMON ELEMENTS UNIT "B"
43.3' CONTEXTUAL SETBACK
PRIVATE ELEMENTS UNIT "A"
PRIVATE ELEMENTS UNIT "B"
SHARED CONCRETE DRIVE
N 06°48'53" E 175.40'
S 06°48'53" W 175.40'
(08303024100)
2208 CARTER AVENUE
CHARLES L. JONES ETUX
DEED BOOK 5723, PAGE 680
R.O.D.C., TN.
(08303024300)
2210 CARTER AVENUE
ARLIN L. McRAE ETUX
DEED BOOK 7998, PAGE 917
R.O.D.C., TN.
PRIVATE ELEMENTS UNIT "B"
PRIVATE ELEMENTS UNIT "A"
5' M.B.S.L.
20' M.B.S.L.
N 82°41'07" W 90.00'
EXHIBIT B
30' 0' 30' 60'
SCALE IN FEET
LEGEND
PRIVATE ELEMENTS UNIT "A"
LIMITED COMMON ELEMENTS UNIT "A"
PRIVATE ELEMENTS UNIT "B"
LIMITED COMMON ELEMENTS UNIT "B"
SHARED ACCESS EASEMENT
NORTH
HORIZONTAL PROPERTY REGIME
2208-B CARTER AVENUE
PARCEL I.D.: 08303024200
SIXTH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
Q. Scott Pulliam, RLS
715 Northview Circle, Lebanon, Tennessee 37087
Telephone (615)207-2086 Fax (615)292-7870
Land Surveying Land Use Consulting Spatial Data Mgmnt.
qspulliamrls@yahoo.com
QSP

Certificate of Authenticity

I, Holly A. Mason, 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 15, 2023.

Affiant Signature

12/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of December, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026