Karen Johnson Davidson County
Batch# 1085117 DEEDWARR
12/22/2023 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $5,916.30
20231222-0098857

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,599,000.00. Affiant Subscribed and sworn to before me, this the 20th day of December, 2023. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth E. Roof	New Owner(s)	105-09-3C-007.00-CO
1109 Bate Avenue #3		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TN NASHVILLE 12TH SOUTH LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH E. ROOF, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 7, on the Plan shown on the Declaration of Covenants, Conditions and Restrictions for Bate Avenue Residences, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210713-0094118 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This land was previously part of Lot No. 17, and all of Lots 18 and 19 on the Plan of W.S Criddles (previously misspelled as Griddles) Subdivision of Lot 1 of Lawrence Plan of record in Book 57, page 84, and reserved Parcel "A" on the resubdivision of certain lots of the W.S. Criddles Subdivision of Lot No. 1 Lawrence Plan, as of record in Book 4060, page 114, said register's office.

Being a portion of the same property conveyed to TN Nashville 12th South, LLC, by Warranty Deed from Cottage Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20200918-0107434, Register's Office for Davidson County, Tennessee, dated September 16, 2020 and recorded on September 18, 2020.

Being a portion of the same property conveyed to TN Nashville 12th South, LLC, a South Carolina limited liability company by Quitclaim Deed from Cottage Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20200918-0107435, Register's Office for Davidson County, Tennessee, dated September 16, 2020 and recorded on September 18, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1109 Bate Avenue #3, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2023.

TN Nashville 12th South LLC, a South Carolina Limited Liability Company

By: _____
Philip J. Wilson, Manager

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Philip J. Wilson, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of TN Nashville 12th South LLC, a South Carolina Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15 day of December, 2023.

_____
Notary Public

My Commission Expires:

JENNIFER HURST-RIDDLE NOTARY PUBLIC My Commission Expires 09/22/2033 SOUTH CAROLINA

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 20, 2023** (date of document).

Affiant Signature

December 22, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22nd 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