THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1087179 DEEDWARR 12/29/2023 03:58:30 PM 3 pgs Fees: $18.00 Taxes: $2,312.50 20231229-0100308	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 29 day of Dec, 2023. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner: Anthony Dean Saran 1822 Owen Street Nashville, TN 37208-1556	Send Tax Bills to: Bank of America NA, c/o First American Mortgage Solutions, 4795 Regent Blvd., Mail Stop 1020-O, Irving ,TX 75063	Tax Information: Tax Parcel ID No.____ 081 07 0B 002.01-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ATRIUM DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANTHONY DEAN SARAN, AN UNMARRIED MAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of The Homes Of 1823 10th Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210707-0091280, and Amendment of record in Instrument No. 20210723-0099050, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leonard Walker, Jr. and wife, Joyce W. Walker by Warranty Deed from Tommie Mayberry, a widow of record in Book 4509, Page 944, Register's Office for Davidson County, Tennessee, dated June 10, 1971, and recorded on June 10, 1971. Leonard Walker, Jr. died vesting Joyce G. Walker as the surviving tenant.

The said Joyce G. Walker died on October 21, 2015, survived by Sharon E. Dodson and Constance G. Heard and Jacquelyn D. Blue and Maurice L. Walker. See Affidavit of Heirship of record in Instrument Number 20170317-0026189, in said Register's Office.

Being a portion of the same property conveyed to Atrium Development LLC, a Tennessee limited liability company by Warranty Deed from Sharon E. Dobson and Constance G. Heard and Jacqueline D. Blue and Maurice L. Walker, being all of the Heirs of the Estate of Joyce G. Walker, deceased of record in Instrument No. 20200108-0002742 Register's Office for Davidson County, Tennessee, dated January 08, 2020 and recorded on January 08, 2020.

This is improved property commonly known as: **1822 Owen Street Nashville, TN 37208-1556**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes

that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 28th day of December, 2023.

ATRIUM DEVELOPMENT, LLC

Samuel C. Deaton

Samuel C. Deaton, Authorized Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SAMUEL C. DEATON**, 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 the Authorized Representative of **ATRIUM DEVELOPMENT, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 28th day of December, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires: _____

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of December, 2023.

Affiant Signature
Date 12-29-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024