WARRANTY DEED

Karen Johnson
Batch # 1100182
02/12/2024 02:56:46 PM
Fees: $13.00 Taxes: $2,956.30

Davidson County
DEEDWARR
2 pgs

20240212-0009769

File #23-TLC-1006-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Zachary Michael Carlson, Joseph Michael Birdsall, and Ryan Carlson	**New Owner**	
(NAME)	(NAME)	**072-02-0C-002.00-CO**
1006 W Kirkland Ave, #2		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **CENTRAL 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 **ZACHARY MICHAEL CARLSON, A SINGLE MAN WITH 40% INTEREST, JOSEPH MICHAEL BIRDSALL, A SINGLE MAN, WITH 40% INTEREST, AND RYAN CARLSON, A SINGLE MAN WITH 20% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.** 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 2 on the Plan of Onethousandsix West Kirkland Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20201020-0122163, amended in Instrument No. 20210310-0031698 and amended in Instrument No. 20210830-0116854, 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 a portion of the same property conveyed to Central Coast Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Red River Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200310-0026787 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 10, 2020.

This conveyance is subject to:
*Taxes for the year 2024 and subsequent years.
*Restrictions of record in Book 1344, Page 40, said Register's Office.
*Covenants, Conditions and Restrictions of record in Instrument Number 20201020-0122163, as amended in Instrument No. 20210310-0031698 and Instrument No. 20210830-0116854, said Register's Office.
*Charter of The Onethousandsix West Kirkland Avenue Homeowners' Association, Inc. of record in Instrument Number 20201106-0130787, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1006 W Kirkland Avenue, #2, Nashville, TN 37216.**

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 23rd day of January, 2024.

Central Coast Properties, LLC, a Tennessee Limited Liability Company

By: _____
Matthew Hagerty, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

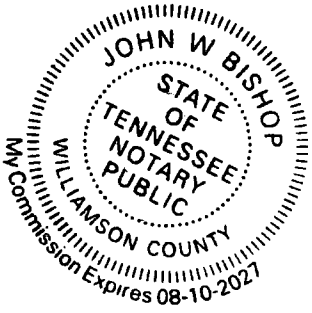
Before me, John W. Bishop of the state and county mentioned, personally appeared Matthew Hagerty, Sole Member of Central Coast Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Central Coast Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Matthew Hagerty, Sole Member of Central Coast Properties, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 23rd day of January, 2024.

_____
Notary Signature

Printed Name: John W. Bishop

My commission expires: _____



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