WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**599,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIR

Karen Johnson
Batch # 1100527
02/13/2024 09:25:17 AM
Fees: $13.00 Taxes: $2,219.63

Davidson County
DEEDWARR
2 pgs

20240213-0009901

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024010005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anthony Reed	Anthony B Reed	
(NAME)	(NAME) NEW OWNER	
1905 14th Ave N. A		081-07-0H-001.01 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 Dollars ($599,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY REED,** HEREINAFTER CALLED THE GRANTEES, 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 No. 1905A on the plan of 1905 14th Avenue North Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1905 14th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220420-0045631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROBERT W. FINNEY, UNMARRIED, of record in Instrument No. 20060703-0079151, dated April 7, 2006, said Register's Office.

Being a portion of the same property conveyed to DERON C. JENKINS, by quitclaim deed from DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070618-0072651, dated June 14, 2007, said Register's Office.

Being a portion of the same property conveyed to DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from DERON C. JENKINS, UNMARRIED, of record in Instrument No. 20080401-0032706, dated April 1, 2008, said Register's Office.

Being a portion of the same property conveyed to URBAN AFFORDABLE HOUSING SOLUTIONS,LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20110113-0003782, dated January 13, 2011, said Register's Office.

Being a portion of the same property conveyed to DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from URBAN AFFORDABLE HOUSING SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 2011130-0093189, dated January 13, 2011, said Register's Office.

Being a portion of the same property conveyed to DY CONSTRUCTION INC., A TENNESSEE

Being a portion of the same property conveyed to DY CONSTRUCTION INC., A TENNESSEE CORPORATION, by quitclaim deed from DY CONSTRUCTION II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,, of record in Instrument No. 20220420-0045630, dated April 20, 2022, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1905 14th Ave N. A, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (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 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 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.

Executed by my hand this the 9th Day of February, 2024.

DY Construction Inc., A Tennessee Corporation

BY: _____
DeRon Jenkins
President

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Deron Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of DY Construction, Inc., a Tennessee Corporation, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid President.

Witness my hand and official seal, this the 9th Day of February, 2024.

_____
Notary Public

My Commission Expires: May 9, 2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203