Karen Johnson Davidson County
Batch# 1102418 DEEDWARR
02/20/2024 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20240220-0011420

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$699,900.00.**

Brooke Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

File No.: ST24-010065

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
107Demoss2 LLC	107Demoss2 LLC	
(NAME) **22415 Conservancy Drive**	(NAME) 22415 Conservancy Drive	103-02-3B-011-00
(ADDRESS) **Ashburn, VA 20148**	(ADDRESS) Ashburn, VA 20148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (**$699,900.00**), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TENNESSEE AVENUE DEVELOPMENT, LLC,a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **107DEMOSS2 LLC**, a **Tennessee Limited Liability Company**, 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. 11 on the Plan of Demoss Hills, (formerly known as Demoss Road Homes), attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180416-0035309, amended in Instrument No. 20180502-0041768, Instrument No. 20180510-0044708, Instrument No. 20200625-0068622, Instrument No. 20210222-0020689, Registers Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Tennessee Avenue Development, LLC by Quitclaim Deed from Tennessee Avenue Development, LLC, dated 04/23/2018, of record in Instrument 20180425-0038708, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **107 Demoss Road #2, Nashville, TN 37209**
(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.

Witness my/our hand(s) this the 13th day of February, 2024

Tennessee Avenue Development, LLC

BY: _____
John E. Coleman, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th **day of February, 2024** before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **John E. Coleman, Jr.**, 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 **Chief Manager** on behalf of **Tennessee Avenue Development, LLC,** a Tennessee Limited Liability Company the within named bargainor, and that he, as such, **Chief Manager** being authorized to do so, executed the within instrument on behalf of **Tennessee Avenue Development, LLC,** a Tennessee Limited Liability Company as his free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13th day of February, 2024.

Commission Expires: 9-7-26

_____
Notary Public

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **February 13, 2024** (date of document).

Affiant Signature

February 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of February, 2024.

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