WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107783 DEEDWARR
03/06/2024 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20240306-0015625

G-CT-24-629A

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Yancey

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Susan Troxell Heller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2024.

Notary Public

SUSAN TROXELL HELLER
Notary Public - North Carolina
Yancey County
My Commission Expires Aug 17, 2025

MY COMMISSION EXPIRES: 08/17/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathryn Rose Strupp	NEW OWNER	
(NAME)	(NAME)	**090-11-0K-001.00-CO**
629A American Road	629A AMERICAN ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37209	
(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, **SOUTH ELEVATION INVESTMENTS, 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 **KATHRYN ROSE STRUPP, AN UNMARRIED WOMAN,** 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 No. A on the Plan of Homes at 629 American Road, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220908-0100537, 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 South Elevation Investments, LLC by Warranty Deed from Steven E. Broomhead, Sr. and Annette M. Broomhead, husband and wife, of record in Instrument No. 20220822-0094777, Register's Office for Davidson County, Tennessee, dated August 11, 2022 and recorded on August 22, 2022.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Pages 2 through 6, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220908-0100537, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2707, Page 209, in the Register's Office for Davidson County, Tennessee.
- Pumping Charge Agreements of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **629A American Road, Nashville, Tennessee 37209**.

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 1st DAY OF MARCH, 2024.

South Elevation Investments, LLC,

BY:_____
Jason Kurkimilis
Member

BY:_____
Jennifer Kurkimilis
Member

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Yancey

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON KURKIMILIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SOUTH ELEVATION INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of March, 2024.

_____
Notary Public
My Commission Expires: 08/17/2025
(SEAL)

SUSAN TROXELL HELLER
Notary Public - North Carolina
Yancey County
My Commission Expires Aug 17, 2025

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Yancey

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER KURKIMILIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SOUTH ELEVATION INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of March, 2024.

_____
Notary Public
My Commission Expires: 08/17/2025
(SEAL)

SUSAN TROXELL HELLER
Notary Public - North Carolina
Yancey County
My Commission Expires Aug 17, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 1, 2024**.

Date

Affiant Signature

March 6, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **6** day of **March**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)