THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240247031** Karen Johnson Davidson County Batch # 1112977 DEEDWARR 03/20/2024 10:30:09 AM 2 pgs Fees: $13.00 Taxes: $925.00 20240320-0019186	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00 Affiant Subscribed and sworn to before me, this 19th day of March, 2024. Notary Public My Commission Expires

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP. SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Sydney P. Bozeman 201 Acklen Park Drive, Unit 5 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No. 104-02-0A-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pinnacle Prime Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sydney P. Bozeman,** ("Grantees"), its 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. 5 , on the Plan of Acklen Place Condominiums, of record in Plat Book 5200, page 503, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Acklen Place , a horizontal property regime established by Master Deed of record in Book 6045, page 173 and amended in Book 11237, page 290, Register's Office .

Being the same property conveyed to PINNACLE PRIME INVESTMENTS, LLC, by deed from ANDREW J. BRODBINE, of record in Instrument No. 20211222-0169116 , dated December 17, 2021 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Plat Book 5200, page 503, said Register's Office.

Master Deed of record in Book 6045, page 173 and amended in Book 11237, page 290, said Register's Office.

Amended By-Laws of record in Book 7011, page 177, and in Instrument No. 20210909-0120815, said Register's Office.

This is improved property located at 201 Acklen Park Drive, Unit 5 Nashville, TN 37203.

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 19th day of March, 2024.

Pinnacle Prime Investments, LLC

By: Shira Kingrey, Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shira Kingrey**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is Authorized Agent of **Pinnacle Prime Investments, LLC** , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 19th day of March, 2024.

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

Notary Public

My Commission Expires: _____