This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson
Batch # 1115191
03/26/2024 11:46:06 AM
Fees: $13.00 Taxes: $1,664.63

Davidson County
DEEDWARR
2 pgs

20240326-0020945

ADDRESS NEW OWNER:

Amy E Fleming
2115 Acklen Ave Unit 10
Nashville, Tennessee 37212

SEND TAX BILL TO:

USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, Texas 78288

MAP **104**
GROUP **11 0 M**
PARCEL **010.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Southeastern Investments IV LLC., a Tennessee limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Amy E Fleming, a single woman,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. Unit No. 10 of Chardonnay Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6789, Page 498, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of record as shown on Exhibit "C" to the Master Deed of Chardonnay Condominiums, as of record in Book 6789, Page 462, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Southeastern Investments IV LLC by Substitute Trustee's Deed from Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee for I. Dyke Tatum, Trustee, dated January 27, 2022 and filed of record February 13, 2023 in Instrument No. 20230213-0010385, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Chardonnay Condominiums, of record in Master Deed Plat of record in Book 6789, Page 522, Exhibit "C", said Register's Office.
3. Master Deed of record Book 6789, Page 462, said Register's Office.
4. By-Laws contained in instrument of record Book 6789, Page 462 (begins Page 498), said Register's Office.
5. Charter of Homeowners Association of record Book 6763, Page 27, of said Register's Office.
6. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **2115 Acklen Ave Unit 10, Nashville, Tennessee 37212**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Amy E Fleming, a single woman**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 25th day of March 2024.

Southeastern Investments IV LLC., a Tennessee limited liability company

Member

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Managing Member** of **Southeastern Investments IV LLC., a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee limited liability company as such Managing Member.

WITNESS my hand and official seal at office this 25th day of March 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $449,900.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of March 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY