WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118211 DEEDWARR
04/03/2024 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20240403-0023385

File #24-TC-2208C-TWG

(SEAL)
JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert W. White and Edwin J. Rabine	**NEW OWNER**	
(NAME)	(NAME)	**083 03 4S 002.00**
2208C Carter Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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,

THIRD COAST PROPERTIES, 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

ROBERT W. WHITE AND HUSBAND, EDWIN J. RABINE

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 B of TWENTYTWO-EIGHT CARTER AVENUE, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Twentytwo-Eight Carter Avenue a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20210720-0097462, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to THIRD COAST PROPERTIES, LLC, by Warranty Deed from LISA H. TAYLOR, TRUSTEE OF THE RANDY HILLIN 2016 TRUST, and an equal, undivided tenant-in-common interest to LISA H. TAYLOR, TRUSTEE OF THE LISA TAYLOR 2016 TRUST, being a one-half (1/2) tenant-in-common interest, of record in Instrument No. 20210330-0041414, in the Register's Office for Davidson County, Tennessee, dated March 29, 2021, and recorded on March 30, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. S. Ashworth's Re-Subdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as recorded in Plat Book 161, Page 153.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210720-0097462.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2208C Carter Ave, Nashville, TN 37206**.

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 2nd day of April, 2024.

Third Coast Properties, LLC, a Tennessee Limited Liability Company

By: _____
Anita Pirtle, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loy Carney of the state and county mentioned, personally appeared Anita Pirtle, Chief Manager of Third Coast Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Third Coast Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Anita Pirtle, Chief Manager of Third Coast Properties, LLC as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Brentwood, this 2nd day of April, 2024.

C. Loy Carney
Notary Signature

Printed Name: _____

My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, **Tonya Cherry,** 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 this the 2 day of April, 2024.

Affiant Signature
Date 4-2-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

