39B

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240146605

Karen Johnson
Batch # 1119058
04/04/2024 01:06:55 PM
Fees: $13.00 Taxes: $7,444.40

Davidson County
DEEDWARR
2 pgs

20240404-0023970

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,012,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2024.

Notary Public
My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Hartwell Gex and Jessica Gex 4431 Lealand Lane Nashville TN 37204	SoFi National Bank 2750 East Cottonwood Parkway Ste 300 Cottonwood Heights, UT 84121	Tax Information: Tax Parcel ID No. 132-09-0Z-002.00 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, **TMS Partners GP, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hartwell Gex and Jessica Gex, husband and wife**, ("Grantees"), their 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. B on the Plan of 4429 Lealand Lane, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 4429 Lealand Lane, a Horizontal Property Regime with Private Elements, at Instrument No. 20220511-0053879, 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 TMS PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from JESSE L. TATE, of record in Instrument No. 20210701-0089167, dated June 30, 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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 132-09-0Z-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20220511-0053879, said Register's Office.

Declaration of Restrictions and Covenants contained in instrument of record in Instrument No. 20231228-0099897, said Register's Office.

This is improved property located at 4431 Lealand Lane Nashville TN 37204

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 28th day of March, 2024.

TMS Partners GP

By: David Brent Morris, Partner

By: John Michael Helton, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared David Brent Morris and John Michael Helton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a Partners of TMS Partners GP, a Tennessee general partnership the within named bargainor, and that they as such Partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by themselves as Partners.

Witness my hand, at office, this 28th day of March, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026