WARRANTY DEED

Karen Johnson Davidson County
Batch# 1126767 DEEDWARR
04/24/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20240424-0029704

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cynthia Lee	Legacy Home Loans, LLC DBA Steadfast	Parcel ID: 070 09 1E 001.00CO
(NAME) 3300 A Curtis Street	(NAME) 1036 Stearman Drive, Ste. 6	
(ADDRESS) Nashville, TN 37218	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tortuga Capital, LLC, a Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cynthia Lee, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, Being Unit A as established in Declaration of Covenants, Conditions and Restrictions for Homes at 3300 Curtis, a Horizontal Property Regime with Private Elements of record at Instrument No. 20230410-0026014, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Douglas E. Howse, unmarried from Betty R. Cain, unmarried by Warranty Deed dated May 27, 1998 and recorded on May 27, 1998 in Book 10946, Page 529, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Tortuga Capital LLC, a Limited Liability Company from Douglas E. Howse, unmarried by Warranty Deed dated March 1, 2023 and recorded on March 7, 2023 in Instrument No. 20230307-0016224, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3300 A Curtis Street, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 19th day of April, 2024.

Tortuga Capital, LLC

BY: _____
Ian Ratliff
Member

BY: _____
Matthew Wright
Member

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ian Ratliff and Matthew Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members, and is authorized to execute the instrument on behalf of Tortuga Capital, LLC, the within named bargainor, and that he/she as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Members.

Witness my hand and official seal, this the 19th day of April 2023.

_____
Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 19 day of April, 2024.

Affiant Signature

Date 4/19/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

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