Prepared By:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1126934 DEEDWARR
04/25/2024 10:26:53 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20240425-0029906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 08/26/2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN LAW MY COMMISSION EXPIRES 08/26/2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, NUMBERS
Marc Hinch and Allison Hinch		
(NAME) 636 B American Road	(NAME)	090 11 0I 002.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) NEW OWNER	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **1029 14TH AVENUE PARTNERS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARC HINCH AND ALLISON HINCH, HUSBAND AND WIFE,** 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 in Davidson County, Tennessee being Unit B, as shown on the site plan attached as Exhibit D to the Declaration of Covenants, Conditions and Restrictions for 636 AMERICAN TOWNHOMES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220713-0080692 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to 1029 14th Avenue Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from Joseph Saoud, Married, of record in Instrument No. 20220713-0080691, Register's Office for Davidson County, Tennessee, dated July 13, 2022 and recorded on July 13, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 636 B American Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24 day of April, 2024

1029 14TH AVENUE PARTNERS, LLC

BY: _____
KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Kevin D. Montgomery,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Authorized Agent** of **1029 14th Avenue Partners, LLC** the within named bargainor, a limited liability company, and that he/she as **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Authorized Agent** of **1029 14th Avenue Partners, LLC**.

Witness my hand and official seal this 24 day of April, 2024.

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

Commission Expires:

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

Pamela B. Matheney
Notary Public

PM2024-369