WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: 03-20-2028

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1143880 DEEDWARR
06/06/2024 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,290.30
20240606-0042324

File #24-PA-1002-203

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)
Tanner McPhaul and Shelby McPhaul	**New Owner**	
(NAME)	(NAME)	
1101 Ivean Pearson Road, Unit F206	,	**093 13 2A 004.00**
(ADDRESS)	(ADDRESS)	
Lago Vista, TX 78645	,	
(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,

AVOCA, 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

TANNER MCPHAUL AND SHELBY MCPHAUL, A MARRIED COUPLE,

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:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 203 of 1000 DIVISION STREET CONDOMINIUMS, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of record on Exhibit C to the Master Deed of 1000 DIVISION STREET CONDOMINIUMS, of record Instrument Number 20160928-0102220, as amended in Instrument Number 20170818-0085326 and Instrument Number 20171005-0102601 and Instrument Number 20210408-0046695, Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being the same property conveyed to Avoca, LLC, a Tennessee limited liability company, by Special Warranty Deed from 1000 Division Street, LLC, a Tennessee limited liability company, of record in Instrument No. 20210301-0025089, in the Register's Office of Davidson County, Tennessee, dated February 19, 2021 and recorded on March 01, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plat of LUNATIC ASYLUM PLAN, as recorded in Plat Book 21, Page 117.
* Master Deed establishing 1000 DIVISION STREET CONDOMINIUMS of record in Instrument No. 20160928-0102220, as being amended in Instrument No. 20170818-0085326, Instrument No. 20171005-0102601 and Instrument No. 20210408-0046695; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160817-0085818.
* Easement for Temporary Wall, recorded in Instrument No. 20150116-0004695.
* Easement for Shoring, recorded in Instrument No. 20150318-0023427.
* Easement for Pedestrian, recorded in Instrument No. 20150318-0023428.
* Easement for Right of Way, recorded in Instrument No. 20170921-0096813.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1002 Division Street, Unit 203, Nashville, TN 37203**.

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 5th day of June, 2024.

AVOCA, LLC, a Tennessee Limited Liability Company

By: _____
Sherry Deutschmann, Manager

By: _____
Mark Deutschmann, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sherry Deutschmann and Mark Deutschmann, with whom I am personally acquainted and who, upon oath, acknowledged such persons to be Managers of AVOCO LLC, the within named bargainor, a Limited Liability Company, and that such Sherry Deutschmann as such Manager, and Mark Deutschmann as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managers.

Witness my hand and seal this 5th day of June, 2024.

_____
Notary Signature
My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 5th day of June, 2024.

Affiant Signature
Date 6/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

