Karen Johnson Davidson County
Batch# 1144387 DEEDWARR
06/06/2024 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20240606-0042590

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Emmie Kinnard
Ortale Kelley Law Firm
330 Commerce Street, Ste. 110
Nashville, TN 37201

File No.: 36940

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Pinnacle Development Co., Inc.	Pinnacle Development Co., Inc.	104-09-0N-002.00-CO
(NAME)	(NAME)	
2817 West End Avenue, Suite 126414	2817 West End Avenue, Suite 126414	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(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, WE, TOBY S. WILT, JR., TRUSTEE OF THE JOANNE F. HAYES IRREVOCABLE TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PINNACLE DEVELOPMENT CO., INC., A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof.

This is improved ☒ property, known as 104 West End Close, Nashville, TN 37215
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

1. **2024 Davidson County Property Taxes which have been prorated by the parties and assumed by the Grantee.**
2. **Subject to all matters shown on the Plan of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee.**
3. **Covenants, conditions, easements, and restrictions recorded in of record in Instrument No. 20030701-0090321, and amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected as Instrument No. 20041005-0120026, re-recorded as Instrument No. 20041203-0144407, and Instrument No. 20050318-0029873, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option, to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.**
4. **Charter of West End Close Condominiums Homeowner's Association Inc. of record in Instrument No. 20030305-0029208, Register's Office for Davidson County, Tennessee.**
5. **Storm-water Detention Agreement of record in Instrument No. 20030311-0031977, Register's Office for Davidson County, Tennessee.**
6. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.**

Witness our hands this 6th day of June, 2024.

Toby S. Wilt, Jr., Trustee of the Joanne F. Hayes Irrevocable Trust

BY: _____, Trustee
Toby S. Wilt, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2024, personally appeared before me, the undersigned, a Notary Public of said County and State, Toby S. Wilt, Jr., Trustee of the Joanne F. Hayes Irrevocable Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

_____
Notary Public

My Commission Expires: May 3 2027

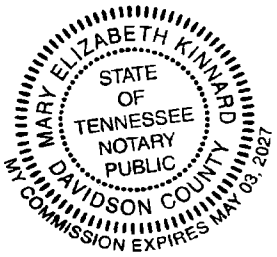


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104 formerly known as Unit 2 of West End Close, a horizontal property regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, at seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Close of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, and in Instrument No. 20050318-0029873, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed. Said Master Deed affirmatively designates the subject property as a Planned Unit Development under TCA 66-27-101, et. seq.

Being the same property conveyed to Toby S. Wilt, Jr., Trustee of the Joanne F. Hayes Irrevocable Trust by Warranty Deed from Alan James Haughie and Debra L. Haughie, husband and wife of record in Instrument No. 20210211-0019877 Register's Office for Davidson County, Tennessee, dated February 01, 2021 and recorded on February 11, 2021.

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on June 6, 2024.

AFFIANT

DATE: June 6, 2024

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 6th day of June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027