Karen Johnson Davidson County
Batch# 1159097 DEEDWARRSP
07/17/2024 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,550.67
20240717-0053784

Special Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $419,100.00. Affiant Subscribed and sworn to before me, this the 11th day of July, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Grace Payton Bain	Mortgage Investors Group	096-02-0B-045.00-CO
550 Markham Street #46	8320 E. Walker Springs Lane #200	
Nashville, TN 37214	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AT3 MARKHAM EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRACE PAYTON BAIN, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 45 on the Plan of Markham East, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220120-0007683 and amended in Instrument No. 20230803-0060209 and Instrument No. 20230807-0061033, and shown on the Final plat of Markham East, of record in Instrument No. 20220215-0017540, 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 AT3 Markham East, LLC, a Delaware limited liability company by Special Warranty Deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024695, Register's Office for Davidson County, Tennessee, dated March 18, 2020 and recorded on March 05, 2020.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company by Quitclaim Deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024696 Register's Office for Davidson County, Tennessee, dated March 18, 2020 and recorded on March 05, 2020. Affidavit of recorded on January 25, 2021 in Instrument No. 20210125-0010932, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company by Quitclaim Deed from AT3 Markham East, LLC, a Delaware limited liability company of record in Instrument No. 20210126-0011405 Register's Office for Davidson County, Tennessee, dated January 26, 2021 and recorded on January 26, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 550 Markham Street #46, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2024.

AT3 Markham East, LLC, a Delaware Limited Liability Company

By: _____
Frank E. Neal IV, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal IV, Vice President, 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 Vice President of AT3 Markham East, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2024.

_____
Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 11, 2024**.

Affiant Signature

July 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25