Karen Johnson Davidson County
Batch# 1163679 DEEDWARR
07/30/2024 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.96
20240730-0057445

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROIBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ryan Nelson Shultz and Mary Katherine Shultz	Pinnacle Bank	72-14-K-1.01
(NAME)	(NAME)	
1132A Cahal Ave.	150 3rd Ave South, Ste 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241276

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, I/we, **Timo6, LLC** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mary Katherine Shultz and Ryan Nelson Shultz, wife and husband,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

BEING Unit A of Homes at 1132 Cahal Ave., a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for Homes at 1132 Cahal Ave., a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230223-0012884, and amended in amended in Instrument Nos. 20230331-0023559 and 20230601-0041340, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Homes at 1132 Cahal Ave., a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing of record as Instrument No. 202302232-0012884, amended in Instrument Nos. 20230331-0023559 and 20230601-0041340, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

BEING a portion of the property conveyed to Timo6, LLC by Warranty Deed from Michael Hull dated 11/10/2022 and filed for record in Instrument No. 20221114-0120944, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 1132 Cahal Ave. and filed of record in Instrument 20230223-0012884; amended in Instrument Nos. 20230331-0023559 and 20230601-0041340, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Joint Driveway Agreement of record Book 5341, page 558, said Register's Office.

Agreement for Dedication of Public Right-of-Way appearing of record in Instrument No. 20230316-0019154, said Register's Office.

Declaration of Restrictions and Covenants for SCMS for Regulated Residential Infill, appearing of record in Instrument Nos. 20231013-0080595 and 20231013-0080596, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1132A Cahal Ave., Nashville, TN 37206
(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 heirs and assigns forever; and I/we do covenant with the said GRANTEES that

I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of July, 2024

Timo6, LLC

BY: _____, Member
Matthew Bolton, Member

STATE OF Tennessee)
County OF Roibertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Matthew Bolton, 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 Member (or other officer authorized to execute the instrument) of Timo6, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 26th of July, 2024.

_____
Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/26/24.

Affiant Signature

7/30/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY