Karen Johnson Davidson County
Batch# 1164783 DEEDWARR
08/01/2024 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20240801-0058283

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240648107

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2024.

Notary Public
My Commission Expires: 3.20.28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Luis E. Arcos and Jose L. Arcos Vidales 309H Myatt Drive Nashville TN 37115	New Owner	Tax Parcel ID No. 043 07 0A 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Whiskey Money, LLC a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luis E. Arcos, an unmarried person, and Jose L. Arcos Vidales, a married person**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. H of 309 MYATT DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 309 Myatt Drive, a Horizontal Property Regime, of record in Instrument No. 20180227-0018261 as amended in Instrument No. 20200106-0001675 and amendment to the By-Laws recorded in Instrument No. 20200106-0001681, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Whiskey Money, LLC, a Tennessee limited liability company, by Quitclaim Deed from Whiskey Money Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20200515-0050542, in the Register's Office of Davidson County, Tennessee, dated May 13, 2020, and recorded on May 15, 2020.

Being part of the same property conveyed to Whiskey Money Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kevin Barnett and Arian Barnett, husband and wife, of record in Instrument No. 20200428-0044279, in the Register's Office of Davidson County, Tennessee, dated April 24, 2020, and recorded on April 28, 2020.

Being part of the same property conveyed to Kevin Barnett and Arian Barnett, husband and wife, by Warranty Deed from Cobalt Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20181231-0126273, in the Register's Office of Davidson County, Tennessee, dated December 28, 2018, and recorded on December 31, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, ARCHWOOD ACRES, as recorded in Plat Book 2331, Page(s) 12.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180227-0018261 as amended in Instrument No. 20200106-0001675 and amendment to the By-Laws recorded in Instrument No. 20200106-0001681.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170629-0065508.

Easement for Temporary Slope and Right-of-Way Line, recorded in Book 4383, Page 814.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20170905-0091003.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20170728-0076573.

This is improved property located at 309H Myatt Drive Nashville TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2024.

Whiskey Money, LLC

Kate Rosenthal

By: Kate Rosenthal, Authorized Agent

agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Whiskey Money, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 31st day of July, 2024.

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 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 7/31/24.

Affiant Signature

8/1/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY