Karen Johnson Davidson County
Batch# 1167046 DEEDWARR
08/06/2024 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20240806-0059958

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. DH-24-7001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2024

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maia Moredock-Ting	GuardHill Financial LLC	
(NAME) 2707 Eastland Avenue	(NAME) 140 East 45th Street, 31st Floor	083-08-0F-001.00-CO and 083-08-0F-002.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) New York, NY 10017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **John R. Fasse and Julie C. Pfleger, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maia Moredock-Ting,** HEREINAFTER CALLED THE GRANTEE, 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 2705 and Unit 2707 of Eastland Townhomes Development, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Eastland Townhomes Development, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160803-0080413, and Amended in Instrument No. 20160909-0095237, in the 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, property, co-owners and tenants of Eastland Townhomes Development, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument No. 2016803-0080413 and Amended in Instrument No. 20160909-0095237 and Bylaws appended thereto as Exhibit "C", said Register's Office are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said units.

Being the same property conveyed to John R. Fasse, an unmarried man and Julie C. Pfleger, an unmarried woman by Warranty Deed from Jason Ahlbrandt and Martina Ahlbrandt, husband and wife of record in Instrument No. 20180612-0056337 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on June 12, 2018.

This is property more commonly known as 2705 and 2707 Eastland Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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, 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 this 1st day of August, 2024.

John R. Fasse

Julie C. Pfleger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2024, before me personally appeared John R. Fasse and Julie C. Pfleger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of August, 2024.

Notary Signature
My commission expires: 2/4/2026

NAOMI STANFORD
My Commission Expires
NOTARY PUBLIC
February 4, 2026
COBB COUNTY, GEORGIA

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 **August 1, 2024**.

Affiant Signature

August 6, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 6th day of August, 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