WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1167371 DEEDWARR
08/12/2024 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240812-0060427

File #24-TC-1205-207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/23/28

KORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bay Laurel Holdings, LLC	**New Owner**	
(NAME)	(NAME)	
1165 Bay Laurel Drive		**118 01 0P 207.00**
(ADDRESS)	(ADDRESS)	
Menlo Park, CA 94025		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ANNA M. COX, UNMARRIED,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BAY LAUREL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 207, 12th Avenue Owner's Condominiums, as shown on Declaration of record in Instrument No. 20110324-0022880, amended at Instrument Nos. 20110325-0023142 and 20110328-0023786, corrected at Instrument No. 20110330-0024536, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Anna M. Cox, unmarried, by Warranty Deed from Jana Aust (f/k/a Jana Myrick), married, of record in Instrument No. 20170822-0085847, in the Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 22, 2017.

This conveyance is subject to:

* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VICTORIA PLACE, as recorded in Plat Book 332, Page 10.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 12th & Paris Master Condominium of record in Instrument No. 20091006-0093140; also subject to easements, rights and interests 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 building thereon.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110324-0022880, as amended in Instrument No. 20110325-0023142 and Instrument No. 20110328-0023786 and corrected in Instrument No. 20110330-0024536.
* Covenants, Conditions and Restrictions as set forth in Declaration of Paris Building, a Condominium recorded in Instrument No. 20091007-0093331.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20080811-0082119.
* Easement recorded in Instrument No. 20090108-0002143.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080811-0082116.
* All of the terms and provisions set forth and contained in that certain Lease between Y. Charles Joe / HeeMee Y. Joe, Lessor, and James W. Massey, Lessee, recorded in Instrument No. 20060425-0047389 and Assignment of Rights and Claims, and Release recorded in Instrument No. 20110401-0025122.

* Property Modifications recorded in Instrument No. 20080908-0091479.
* Matters shown on a survey prepared by Barge Waggoner Sumner Cannon, Inc., John M. Duffer, TN RLS No. 1431, dated February 22, 2008.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 1205 Paris Avenue, Unit 207, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 5th day of August, 2024.

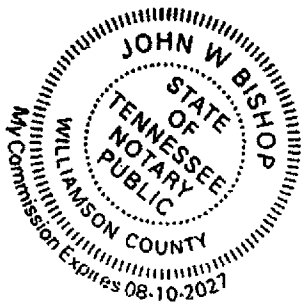
Anna M. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2024, before me personally appeared Anna M. Cox, 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 5th day of August, 2024.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 7, 2024**.

Affiant Signature

08/07/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 7, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY