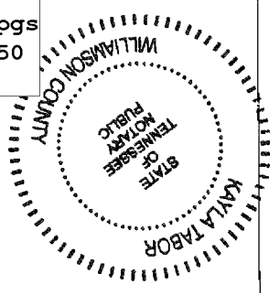
Karen Johnson Davidson County
Batch# 1169143 DEEDWARR
08/14/2024 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20240814-0062048

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $865,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2024.

Notary Public

My commission expires: 3/29/26

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:
Sabrina Salvant Tony Bennae Richard	New Owner(s)	082-04-0H-001.00-CO
6041 Christmas Drive		
Nolensville, TN 37135		

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, **NORTH 6TH DEVELOPMENT, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SABRINA SALVANT, A MARRIED WOMAN, AND TONY BENNAE RICHARD, A MARRIED MAN, JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP**, 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. 916A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 916 North 6th Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20201118-0135711 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cleveland Park Development, LLC, a Tennessee limited liability company by Warranty Deed from Trustees of the Cleveland Street Missionary Baptist Church, a Tennessee registered not for profit corporation, by and through their authorized Signors, Mary Thomas, Sonya Clark and Lisa Caldwell of record in Instrument No. 20190110-0002771 Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 10, 2019.

Being a portion of the same property conveyed to North 6th Development, GP, a Tennessee General Partnership by Quitclaim Deed from Cleveland Park Development, LLC, a Tennessee limited liability company of record in Instrument No. 20211201-0158847 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 01, 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 916A North 6th Street, Nashville, TN 37207, 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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 7th day of August, 2024.

North 6th Development, GP, a Tennessee General Partnership

By: _____
Brian Christopher Roberge, Managing Representative

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 Brian Christopher Roberge, Managing Representative, 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 Managing Representative of North 6th Development, GP, a Tennessee General Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 7th day of August, 2024.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, J. Trent Lehman, 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 8/7/24.

Date

Affiant Signature

8/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of August, 2024.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

