WARRANTY DEED

Karen Johnson Davidson County
Batch# 1170237 DEEDWARR
08/15/2024 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240815-0062458

B-WORD-24-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Florence Holdings, LLC	New Owner	
(NAME) **496 W Trinity Lane #2**	(NAME) 3510 Briarwood Ct.	**071 05 0G 002.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) St. George, UT 84790	
(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, **WE DEVELOP, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FLORENCE HOLDINGS, LLC, A UTAH 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 No. 2, on the Declaration of Covenants, Conditions and Restrictions for Word 18 at North Pointe of record in Instrument 20220720-0083026 as amended in Instrument 20240503-0032682, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J Word Properties LLC by Warranty deed from Trinity Partners of record in Instrument No. 20190415-0034076 Register's Office for Davidson County, Tennessee, dated 4/5/2019 and recorded on 4/15/2019. (Value of consideration shown in aforementioned deed $420,000.00.) Being also known as 496 W Trinity Lane #2 2 Nashville, Tennessee 37207.

Being part of the same property conveyed to WE DEVELOP, LLC, a Tennessee Limited Liability Company by Quitclaim deed from J Word Properties LLC of record in Instrument No. 20210201-0013904 Register's Office for Davidson County, Tennessee, dated 1/29/2021 and recorded on 2/1/2021.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of Word 18 at North Pointe of record in Instrument Number 20220720-0083026 as amended in Instrument 20240503-0032682, Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20220207-0013905, in the Register's Office for Davidson County, Tennessee.
- Water Easement of record in Instrument Number 20220322-0032937, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Instrument Number 20220125-0009131, 20230223-0012777 and 20230223-0012778, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **496 W Trinity Lane #2, Nashville, Tennessee 37207**.

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 13 DAY OF AUGUST, 2024.

WE Develop, LLC

BY: _____
Jason Word
President

BY: _____
John Eldridge
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON WORD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of WE DEVELOP, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of August, 2024.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY of WE DEVELOP, LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of August, 2024.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, 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 **8/13/24**.

Date

Affiant Signature

8/13/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026