Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1174394
08/26/2024 09:45:00 AM
Fees: $13.00 Taxes: $4,070.00

Davidson County
DEEDWARR
2 pgs

20240826-0065319

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/8/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kevin B. Thompson, Trustee of The GAT 2023 Family Trust	New Owner	104-05-0W-003.00
(NAME)	(NAME)	
105 37th Ave, Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Golf Brothers Homes LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin B. Thompson, Trustee of The GAT 2023 Family Trust, dated August 30th, 2023**, hereinafter called the Grantees, 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 and being Unit 105A as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 103 and 105 37th Avenue North, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20230912-0071437 as Amended in Instrument No. 20240703-0050389, in the Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit "B-2" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Homes at 103 and 105 37th Avenue North, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being part of the same property conveyed to Golf Brothers Homes, LLC, a Tennessee Limited Liability Company, from BFH Enterprises, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated September 5, 2023,

and recorded on September 12, 2023, in Instrument No. 20230912-0071435, in the Register's Office of Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 105 A 37th Ave. N, Nashville, TN 37209

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 our hands this 2nd day of August, 2024.

Golf Brothers Homes, LLC
a Tennessee Limited Liability Company

BY: _____
Keith Alfred Bolton, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith Alfred Bolton, 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 President, and is authorized to execute the instrument on behalf of Golf Brothers Homes, LLC, the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as President.

Witness my hand and official seal, this the 2nd day of August, 2024.

_____
Notary Public
My Commission Expires:
(SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027