WARRANTY DEED

Karen Johnson
Batch # 1175965
08/30/2024 12:46:13 PM
Fees: $13.00 Taxes: $2,312.50

Davidson County
DEEDWARR
2 pgs

20240830-0067016

JM-BMR-24-57(

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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)
James Raymond Wagner	**Ameris Bank**	
(NAME)	(NAME)	**103-02-3J-001.00-CO**
5709 Maudina Ave. A	**1850 Parkway Place, Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Marietta, GA 30067**	
(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, **TBH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES RAYMOND WAGNER, AN UNMARRIED MAN,** 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 A, on the Plan of FiveThousandSevenHundredNine Maudina Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211228-0170684, 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 a portion of the same property conveyed to TBH Properties, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from Raja Properties, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20231004-0077968 Register's Office for Davidson County, Tennessee, dated August 02, 2023 and recorded on October 04, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20211228-0170684, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20220303-0024564, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of easement for storm sewers and/or sanitary sewer of record in Book 4496, Page 788, Register's Office of Davidson County, Tennessee.
- Twenty-foot easement for perpetual ingress and egress to land located to the rear of the subject property as of record in Book 8412, Page 836, and Book 8478, Page 45, Register's Office for Davidson County, Tennessee.
- Access Easement, Utility Easement and Maintenance Agreement of record in Instrument Number 20230824-0066311, 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: **5709 Maudina Ave. A, Nashville, Tennessee 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 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 29th DAY OF AUGUST, 2024.

TBH Properties LLC

BY:_____
Jonathan A. Arbuckle
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN A. ARBUCKLE, 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 MEMBER of TBH PROPERTIES LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of August, 2024.

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



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