RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240848548

Karen Johnson Davidson County
Batch # 1177576 DEEDWARR
09/04/2024 11:03:51 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20240904-0068025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2024.

Notary Public

My Commission Expires 10/4/27

My Commission Expires:

KYLE D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexandre Carrier 826B Kirkwood Avenue Nashville TN 37204	new owner	Tax Parcel ID No. 118 02 2K 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **826 Kirkwood Avenue LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexandre Carrier, married man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B, of 826 KIRKWOOD DR TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 826 KIRKWOOD DR TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20220722-0083970, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to 826 Kirkwood Ave, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Colson Services, LLC, a Tennessee Limited Liability Company and Boulevard Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220722- 0083969, in the Register's Office of Davidson County, Tennessee, dated July 06, 2022, and recorded on July 22, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KIRKWOOD HEIGHTS, THE W.T. BERRY ESTATE, SECTION 3,, as recorded in Plat Book 1130, Page 17.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220722-0083970.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1140, Page 45.

Easement for Sanitary Trunk Line Sewer, recorded in Book 4304, Page 298.

Easement for Fence Encroachment, recorded in Instrument No. 20150107-0001573.

This is improved property located at 826B Kirkwood Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 2024.

826 Kirkwood Ave, LLC

By: Clayton B. Tate, Chief Executive Manager

By: David Vernich, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton B. Tate and David Vernich, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Chief Executive Manager and Manager of 826 Kirkwood, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Chief Executive Manager and Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Chief Executive Manager and Manager.

Witness my hand, at office, this 3rd day of September, 2024.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025