Karen Johnson
Batch # 1179112
09/09/2024 10:09:52 AM
Fees: $13.00 Taxes: $3,681.50

Davidson County
DEEDWARR
2 pgs

20240909-0069110

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary ~~Stamp~~)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $995,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of September, 2024.

Notary Public

My commission expires: 5-9-26

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Margaret Revell Michael and Lucius W. Carroll, III	**New Owner**	**104-15-0M-003.00CO**
505 Little Channing Way		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linden Row Residential LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret Revell Michael, and Lucius W. Carroll, III

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, being Unit No. 505 on the Plan of Linden Row, a Horizontal Property Regime With Private Elements of record in the Exhibit in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136 and amended in Instrument No. 20210513-0064958, 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 part of the property conveyed to Linden Row Residential, LLC, a Delaware limited liability company, by deed from The Catholic Diocese of Nashville, of record in Instrument No. 20180725-0072484, Register's Office for Davidson County, Tennessee, dated July 17, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136 and amended in Instrument No. 20210513-0064958, Register's Office for Davidson County, Tennessee.
c. All matters of record in Book 332, Page 56, in the Register's Office for Davidson County, Tennessee.
d. Agreement for Dedication of Public Right of Way of record in Instrument No. 20190228-0018364, in the Register's Office for Davidson County, Tennessee.
e. Restriction for Storm Water Facilities and Systems of record in Instrument No. 20190430-0040060, in the Register's Office for Davidson County, Tennessee.
f. Notice of Completion of record in Instrument No. 20201214-0147343, in the Register's Office for Davidson County, Tennessee.
g. Subject to rights of others in and to common areas/elements.
h. Subject to lien for special assessment contained in DCCR's/Master Deed.
i. Subject to HOA dues- if any.
j. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 505 Little Channing Way, Nashville, TN 37212.

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 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 my/our hand(s) this 5th day of September, 2024.

Linden Row Residential LLC, a Delaware Limited Liability Company
By: Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof

By: Scott Woosley
Scott Woosley, Manager

STATE OF MICHIBAN
COUNTY OF OAKLAND

Before me, the undersigned, of the state and county mentioned, personally appeared Scott Woosley, Manager of Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof Linden Row Residential, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of of Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof Linden Row Residential, LLC, the within named bargainor, a Limited Liability Company, and that such Scott Woosley, Manager of Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof Linden Row Residential, LLC, as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, this 30 day of August, 2024.

Toni Stambersky
Notary Signature
My commission expires: 5-2-27

TONI STAMBERSKY
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 05-02-2027
Acting in the County of OAKLAND

File #: 24-299
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027