THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240748454**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,635,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2024. Notary Public My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1180184
09/10/2024 02:53:27 PM
Fees: $13.00 Taxes: $6,049.50

Davidson County
DEEDWARR
2 pgs

20240910-0069825

WARRANTY DEED

Address New Owner: Jeremy Milose 826 Kirkwood Ave A Nashville TN 37204	Send Tax Bills To: CMG Home Loans 3160 Crow Canyon Rd #400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 118 02 2K 001.00

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 Ave LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy G. Milose, a single 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. A 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.

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 826 A Kirkwood Ave 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.

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER T-CR-24-826A

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, Grantors have executed this instrument on this 9th day of September, 2024.

826 Kirkwood Ave, LLC

By: Boulevard Nashville LLC,
Its: Chief Executive Manager

_____
Clayton B. Tate, Chief Executive Manager for Boulevard Nashville, LLC

_____
Clayton B. Tate, Chief Operating Manager of 826 Kirkwood Ave, LLC

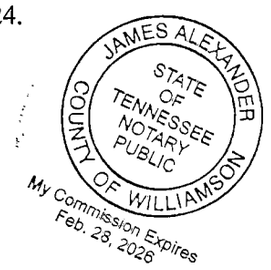
_____ Mgr.
BY: David Vernich, Manager of 826 Kirkwood Ave, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clayton B. Tate, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Chief Executive Manager of Boulevard Nashville, LLC, Chief Executive Manager of 826 Kirkwood Ave, LLC, the within named bargainor, a limited liability company,and that he as such Chief Executive Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of September, 2024.

_____
Notary Public
My Commission Expires:

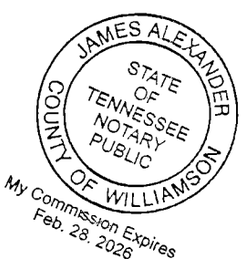


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clayton B. Tate, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Chief Operating Manager of 826 Kirkwood Ave, LLC, the within named bargainor, a limited liability company, and that he as such Chief Operating Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of September, 2024.

_____
Notary Public
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Vernich, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Manager of 826 Kirkwood Ave, LLC, the within named bargainor, a limited liability company, and that he as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of September, 2024.

_____
Notary Public
My Commission Expires:

