Karen Johnson
Batch # 1182248
09/16/2024 03:50:57 PM
Fees: $13.00 Taxes: $2,219.63
Davidson County
DEEDWARRSP
2 pgs
20240916-0071515

Special Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2024.

Notary Public

My commission expires: 09/02/2024

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Patrick Joseph Augustine and Perla Arias Gutierrez	First Federal Bank	060-04-0D-001.00-CO
2002 Maple View Lane	3010 Royal Blvd. South #230	
Nashville, TN 37207	Alpharetta, GA 30022	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AT1 MAPLE GROVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK JOSEPH AUGUSTINE AND PERLA ARIAS GUTIERREZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1, on the Plan of Maple Grove, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220428-0049112, amended in First Amendment of record in Instrument No. 20220511-0054225 and Second Amendment of record in Instrument No. 20221209-0128179, Third Amendment of record in Instrument No 20230417-0028152 and amended in Instrument No. 20230703-0050637 and 20231031-0084943, 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 AT1 Maple Grove, LLC, a Delaware limited liability company by Warranty Deed from Todd Realty, LLC, a Tennessee limited liability company of record in Instrument No. 20210611-0078976 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 11, 2021.

Being a portion of the same property conveyed to AT1 Maple Grove, LLC, a Delaware limited liability company by Quitclaim Deed from Todd Realty, LLC, a Tennessee limited liability company of record in Instrument No. 20210611-0078977 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 11, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2002 Maple View Lane, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2024.

AT1 Maple Grove, LLC, a Delaware Limited Liability Company

By: _____
Frank E. Neal, IV, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Vice President, 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 Vice President of AT1 Maple Grove, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 03-03-2025

_____
Notary Public

My Commission Expires: 3·3·25