Karen Johnson Davidson County
Batch# 1187336 DEEDWARR
09/27/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.13
20240927-0075224

WARRANTY DEED

(SEAL)
CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $714,900.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF September, 2024.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #24-PA-0442-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey S. Antin and Victoria Robles	~~New Owner~~ MORGAN STANLEY	
(NAME)	(NAME)	
240 Hardscrabble Road	4270 IVY POINTE BLVD, STE 400	**105 07 2E 006.00**
(ADDRESS)	(ADDRESS)	
Briarcliff, NY 10510	CINCINNATI, OH 45245	
(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,

ANTA CAPITAL, 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

JEFFREY S. ANTIN AND VICTORIA ROBLES, JOINT TENANTS,

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:

Being all of Unit 6 on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions for Pillow Street Cottages, now known as We-Ho Cottages, a Townhouse Planned Unit Development of record as Instrument No. 20160415-0036657, amended in First Amendment to the Declaration of Covenants, Conditions and Bylaws for Pillow Street Cottages, of record in Instrument No. 20180406-0032472 and Instrument No. 20180607-0054928 and Second Amendment of record in Instrument No. 20180802-0075687, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Anta Capital, LLC, by Quitclaim Deed from Mara Laurel Childress, of record in Instrument No. 20200415-0039387, in the Register's Office of Davidson County, Tennessee, dated March 10, 2020 and recorded on April 15, 2020.

Being the same property conveyed to Mara Laurel Childress, by Warranty Deed from Hidden Valley Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191105-0114177, in the Register's Office of Davidson County, Tennessee, dated November 1, 2019 and recorded on November 5, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160415-0036657, as amended in Instrument No. 20180406-0032472; Instrument No. 20180607-0054928 and Instrument No. 20180802-0075687.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151208-0123507.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4030, Page 882.

*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20161018-0109762 and Instrument No. 20180207-0012325.

*Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20180302-0020155.

*Matters shown in Decree recorded in Minute Book N, Page 241.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 442 Merrill Avenue, Nashville, TN 37203.

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 19th day of September, 2024.

Anta Capital, LLC, a Tennessee Limited Liability Company

By: _____
Mara L. Childress, Manager

By: _____
William Childress, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared Mara L. Childress and William Childress, Managers of Anta Capital, 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 and Manager of Anta Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Mara L. Childress and William Childress, Managers of Anta Capital, LLC as such Manager and Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager and Manager.

Witness my hand and seal, at office in Nashville, this 19th day of September, 2024.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 19, 2024.

Affiant Signature

27th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

