THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948807**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2024. Notary Public My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1187619
09/30/2024 09:43:27 AM
Fees: $13.00 Taxes: $2,312.50

Davidson County
DEEDWARR
2 pgs

20240930-0075417

WARRANTY DEED

Address New Owner: AF Jenkins, Jr. Testamentary Trust 1808 24th Avenue South, Unit 403 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-11-0Z-403.00 CO

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, **Lees Realty Dublin, LLC, an Ohio Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AF Jenkins, Jr. Testamentary Trust**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium Unit located in Davidson County, Tennessee, being Unit No. 403, together with the appurtenant interest in the common elements of 2151 Acklen Avenue Condominiums established by The Declaration of Covenants, Conditions and Restrictions of 2151 Acklen Avenue, a Condominium Development of record in Instrument No. 20130927-0101658, amended in Instrument No. 2031009-0106143 and in Instrument No. 20140722-0065160, Register' s Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "D" attached to the aforementioned Declaration.

Being the same property conveyed to LEE'S REALTY DUBLIN, LLC, AN OHIO LIMITED LIABILITY COMPANY, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140922-0086796, dated September 19, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 104-11-0Z-403.00 CO.

Declaration of Covenants, Conditions and Restrictions of 2151 Acklen Avenue, a Condominium Development, of record as Instrument No. 20130927-0101658 and amended by Instrument No. 20131009-0106143 and Instrument No. 20140722-0065160, Register's Office for Davidson County, Tennessee and to which reference is hereby made for more particulars as if copied herein verbatim.

Agreement for Dedication of Easement for the purpose of Public Street Right-of-Way of record as Instrument No. 20130731-0079483, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20130905-0093933, Register's Office for Davidson County, Tennessee.

Grant of Easement from Comcast of Nashville I, LLC to Acklen Park Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20140902-0079901, in the Register's Office for Davidson County, Tennessee.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 1808 24th Avenue South, Unit 403 Nashville TN 37212

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 26th day of September, 2024.

Lees Realty Dublin, LLC

By: Jack Lee, Sole Member

STATE OF OHIO)

COUNTY OF FRANKLIN)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jack Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Lees Realty Dublin, LLC, an Ohio Limited Liability Company, the within named bargainor, and that he as such sole member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid sole member.

Witness my hand, at office, this 26th day of September, 2024.

Notary Public

My Commission Expires: 12-12-2028

NOTARIAL SEAL STATE OF OHIO

BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028