BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1188274
10/01/2024 10:14:01 AM
Fees: $13.00 Taxes: $5,365.00

Davidson County
DEEDWARR
2 pgs

20241001-0075860

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 4/23/2025

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry King	Terry King	105-01-3-J-001.00 CO
(NAME)	(NAME)	
1007 Southside Ct.	1007 Southside Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **1070 Archer (Nashville) DT, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry King and Laurie King, husband and wife,** 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 A as shown on Plat in Exhibit "B" of Declaration of Covenants Conditions and Restrictions of The 1070 Archer Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20181026-0106326, as amended in Instrument No. 20181106-0110056, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING a portion of the property conveyed to T and T Development, LLC, a Tennessee limited liability company, by Warranty Deed from Ruth Ann Gilliam, dated December 9, 2016, of record in Instrument No. 20161214-0131209, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to 1070 Archer (Nashville) DT, LLC, by Quitclaim Deed from T and T Development, LLC, dated December 18, 2019, of record in Instrument No. 20191218-0130705, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1070 Archer Street, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; All matters appearing on the plan of record in Book 4460, page 61; Declaration of Restrictive Covenants of record in Book 4575, page 964; All matters shown in Declaration of Covenants Conditions and Restrictions, Plat, By-Laws and all exhibits thereto of the 1070 Archer Street Townhomes of record in Instrument No. 20181026-0106326, amended in Instrument No. 20181106-0110056; Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20181219-0123291; all of record in the Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 hands this 26th day of September, 2024.

1070 ARCHER (NASHVILLE) DT, LLC

By: Donald K. Thorp
Its: Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Donald K. Thorp with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of 1070 Archer (Nashville) DT, LLC and that he as such Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Manager.

WITNESS my hand and official at Nashville, Tennessee, seal this 26 day of September, 2024.

Barbara Collins
Notary Public
My Commission Expires: 10/20/2026

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

File No.: 38764