WARRANTY DEED

Karen Johnson Davidson County
Batch# 1190759 DEEDWARR
10/07/2024 10:29:30 AM 2 pgs
Fees: $13.00 Taxes: $3,311.50
20241007-0077702

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $895,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 9/27/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-2025

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-13104-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
SDS Consulting, LLC	SDS Mortgage	071-14-3C-009.00-CO
109 W. Holston Ave Apt 2	1001 S. MAYERS RD SUITE 400	
Johnson City, TN 37604	OAKBROOK TERRACE IL 60181	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Brian Tranquilit, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SDS Consulting, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No 9, as shown on Exhibit "B" in the Master Deed of the Declaration of Covenants, Conditions and Restrictions for 1104 Baptist World Center, a Horizontal Property Regime with Private Elements, as shown in Instrument No 20220919-0104080, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit

Being a portion of the same property conveyed to TTF Investments, LLC, a Tennessee limited liability company by Warranty Deed from Bert McCarter and TriTrust Partners, a Tennessee General Partnership of record in Instrument No. 20161209-0129399 Register's Office for Davidson County, Tennessee, dated December 08, 2016 and recorded on December 09, 2016.

Being a portion of the same property conveyed to Blue Sky Construction, Inc by Quitclaim Deed from TTF Investments, LLC of record in Instrument No. 20220912-0101582 Register's Office for Davidson County, Tennessee, dated September 08, 2022 and recorded on September 12, 2022.

Being the same property conveyed to Brian Tanquilut by Warranty Deed from Blue Sky Construction, Inc., a Tennessee corporation of record in Instrument No. 20230404-0024356 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 04, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1417 Napoleon Street Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on September 25, 2024.

Brian Tranquilit

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Brian Tranquilit, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 25, 2024.

Notary Public

My Commission Expires: 04/20/2026

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 2024-13104-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

True Copy Certification

I, Yvette Meldrum, 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 OCT. 7, 2024.

Affiant Signature

OCT. 7, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of OCT. 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025