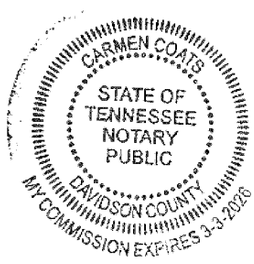
Karen Johnson Davidson County
Batch# 1190899 DEEDWARR
10/07/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,901.06
20241007-0077906

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $513,800.00.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2024.

Carmen Coats
Notary Public

My commission expires: 3/3/26

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:
Maribel Grajeda-Sentez	New Owner	147-12-0C-005.00-CO
716 Caraway Lane		
Nashville, TN 37211		

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, **AT2 HAYWOOD, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIBEL GRAJEDA-SENTEZ, AN UNMARRIED WOMAN**, 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 Lot No. 5 on the Plan of Final Plat, 356 Haywood Lane, of record in Plat at Instrument No. 20230426-0030535, 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 David Jones by Warranty Deed from James D. Pope, Jr. of record in Instrument No. 20021206-0150734 Register's Office for Davidson County, Tennessee, dated November 29, 2002 and recorded on December 6, 2002. David Lee Jones died August 5, 2020, his estate being administered through Davidson County Probate Court, Docket No. 20P1307.

Being a portion of the same property conveyed to Advent Investco II, LLC, a Delaware limited liability company by Special Warranty Deed from The Estate of David Lee Jones of record in Instrument No. 20210525-0070620 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 25, 2021.

Being a portion of the same property conveyed to Advent Investco II, LLC, a Delaware limited liability company by Quitclaim Deed from The Estate of David Lee Jones of record in Instrument No. 20210525-0070621 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 25, 2021.

Being a portion of the same property conveyed to AT2 Haywood, LLC, a Delaware limited liability company by Quitclaim Deed from Advent Investco II, LLC, a Delaware limited liability company of record in Instrument No. 20210823-0113819 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 23, 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 **716 Caraway Lane, Nashville, TN 37211**, 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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 1st day of October, 2024.

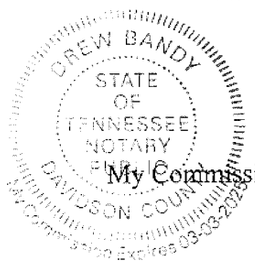
AT2 Haywood, LLC, a Delaware Limited Liability Company

By: _____
Andrew Neal, Authorized Agent

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 Andrew Neal, 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 Authorized Agent of AT2 Haywood, LLC, a Delaware Limited Liability Company, and that he, 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 1st day of October, 2024.



_____
Notary Public

My Commission Expires: 3-3-25

Tennessee Certification of Electronic Document

I, Stefan 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 October 1. 2024.

Affiant Signature

7th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

