WARRANTY DEED

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

DM-CRE-24-4001B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,285,000.00.

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 2024.

S Chapel Drummond
Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel King and Chloe King	**BankTennessee**	
(NAME)	(NAME)	**116-08-4G-002.00-CO**
4001 B Woodmont Blvd	**1125 West Poplar Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Collierville, TN 38017**	
(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, **TRINITY ROCK VENTURES, 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 **DANIEL KING AND CHLOE KING, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit B on the Plan of Fourthousandone Woodmont Boulevard, a Horizontal Property Regime with Private Elements of record on Amended Exhibit B in the Amendment to the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240614-0044807 amending the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211214-0165180, 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 Trinity Rock Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Dharmesh Suresh Patel and Paresh Patel and Paresh Suresh Patel and Praveen Patel of record in Instrument No. 20211103-0147325, Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 03, 2021.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20211214-0165180 and Amended recorded on Instrument No. 20240614-0044807, Register's Office for Davidson County, Tennessee.
- Fourthousandone Woodmont Boulevard Homeowner's Association, Inc of record in Instrument Number 20211222-0169273, in the Register's Office for Davidson County, Tennessee.
- Water Rights of record in Book 1071, Page 420, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Instrument Number 20010220-0015334, in the Register's Office for Davidson County, Tennessee.
- Mutual Driveway Easement of record in Instrument Number 20060807-0096520, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 4058, Page 862, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-Of-Way of record in Instrument Number 20220526-0061422, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20240620-0046356, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20240614-0044714, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch # 1193058 DEEDWARR
10/14/2024 08:11:41 AM 2 pgs
Fees: $13.00 Taxes: $4,754.50
20241014-0079179

This is **improved** property known as: **4001 B Woodmont Blvd, Nashville, Tennessee 37205**.

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 4 DAY OF October, 2024.

Trinity Rock Ventures, LLC

BY: _____

Adam Jefferson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TRINITY ROCK VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of October, 2024.

_____
Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212