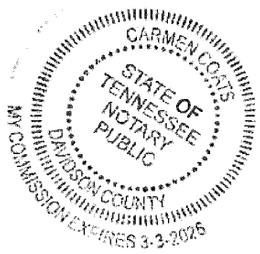
Karen Johnson Davidson County
Batch# 1193175 DEEDWARRSP
10/14/2024 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20241014-0079422

# Special Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $387,500.00.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2024.

Notary Public

My commission expires:

**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: |
|---|---|---|
| Joshua Paul Tenisci | Cadence Bank | 043-10-0E-078.00-CO |
| 700 North Dupont Avenue #308 | P.O. Box 3356 | |
| Nashville, TN 37115 | Tupelo, MS 38803-3356 | |

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, **AT DUPONT PROPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA PAUL TENISCI, SINGLE MAN**, 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 Unit 78 of Soren Homeowners Association, a Horizontal Property Regime with Private Elements, located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Soren Homeowners Association, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220502-0050846, First Amendment of record at Instrument No. 20220505-0051992 and Second Amendment of record at Instrument No. 20230803-0060210, as corrected at Instrument No. 20230807-0061034, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Soren Homeowners Association, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. Instrument No. 20220502-0050846, First Amendment of record at Instrument No. 20220505-0051992 and Second Amendment of record at Instrument No. 20230803-0060210, as corrected at Instrument No. 20230807-0061034, and Bylaws appended thereto as Exhibit "C", and amended in Instrument No. 20231031-0084941, in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to At Dupont Propco LLC, a Delaware limited liability company by Warranty Deed from Madison Senior Living, LLC, a Tennessee limited liability company of record in Instrument No. 20220429-0050091 Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on April 29, 2022.

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 700 North Dupont Avenue #308, Madison, TN 37115, 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 said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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 10th day of October, 2024.

***AT DuPont Propco, LLC, a Delaware Limited Liability Company***

**By:** _____

**Frank E. Neal, IV, Vice President**

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 Frank E. Neal, IV, 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 Vice President of AT DuPont Propco, 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 10th day of October, 2024.

KAREN BANDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/03/2025

_____
Notary Public

My Commission Expires: 3·3·25

**Tennessee Certification of Electronic Document**

I, Steven 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 10. 2024.

Affiant Signature

14th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028