THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1194261 DEEDWARR 10/16/2024 03:09:30 PM 3 pgs Fees: $18.00 Taxes: $1,443.00 20241016-0080328	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00 _____ Affiant Subscribed and sworn to before me, this 15 day of October, 2024. _____ Notary Public My Commission Expires: _____

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

WARRANTY DEED

Address New Owner: Parker Fowler 6102 Louisiana Avenue Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 09102014100

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TN 6102 LOUISIANA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PARKER FOWLER, A MARRIED MAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: Land in Davidson County, Tennessee, being the westerly 35 feet of the easterly 40 feet of Lot No. 5, Block 10, Map of Cherokee Park, of record in Book 161, page 75, Register's Office, Davidson County, Tennessee. Said Part of Lot No. 5 fronts 35 feet on the northerly side of Louisiana Avenue and runs back between parallel lines about 150 feet to an alley.

Being the same property conveyed to Walkstar, LLC, a Wyoming Limited Liability Company, by deed from Randy Richards, married, of record as Instrument No. 20230818-0064699, dated August 08, 2023, said Register's Office.

Being the same property conveyed to TN 6102 Louisiana, LLC, a Tennessee Limited Liability Company by Deed dated December 29, 2023 from Walkstar LLC, a Wyoming Limited Liability Company, recorded January 23, 2024, in Instrument Number 202401230003973, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **6102 Louisiana Avenue, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2024.

TN 6102 LOUISIANA, LLC

William H. Walker III, Manger

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William H. Walker III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Manager of **TN 6102 LOUISIANA, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Manager.

Witness my hand and official seal at office this 15th day of October, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 15, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

10/16/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025