Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

Karen Johnson
Batch # 1195003
10/17/2024 11:20:37 AM
Fees: $13.00 Taxes: $5,762.75

Davidson County
DEEDWARR
2 pgs

20241017-0080597

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240848577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,557,500.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2024.

Notary Public
My Commission Expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Traci Wright and Chris Wright 201 Kenner Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-1F-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **201 Kenner Avenue, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Traci Wright and Chris Wright, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of Homes at 201 Kenner Ave, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 201 Kenner Ave, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220713-0080608, amended in Instrument No. 20240812-0060600, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to BOULEVARD NASHVILLE, LLC, AS TO 77% UNDIVIDED INTEREST AND INFRASERV, LLC, AS TO 23% UNDIVIDED INTEREST, by deed from J. MICHAEL SMALLCOMBE, of record in Instrument No. 20220316-0030742, dated March 4, 2022, said Register's Office.

BOULEVARD NASHVILLE, LLC, AS TO 77% UNDIVIDED INTEREST AND INFRASERV, LLC, AS TO 23% UNDIVIDED INTEREST conveyed to 201 KENNER AVE, LLC, by quitclaim deed of record in Instrument No. 20220713-0080607, dated July 12, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 116-08-1F-002.00 CO.

Matters shown on the Plan of record in Plat Book 421, page 100, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20220713-0080608, amended in Instrument No. 20240812-0060600, said Register's Office.

Declaration of Restrictive Covenants contained in instrument of record in Instrument No. 20240812-0060805, said Register's Office.

This is improved property located at 201 Kenner Avenue Nashville TN 37205

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

201 Kenner Avenue, LLC

By: Clayton B. Tate, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Clayton B. Tate, 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 Manager (or other officer authorized to execute the instrument) of 201 Kenner Avenue, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Manager.

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

Notary Public

My Commission Expires: _____



My Commission Expires
Feb. 26, 2026