Prepared by:
Record and Return To:
Chairman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite [illegible]
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1196516 DEEDWARR
10/22/2024 10:18:31 AM 2 pgs
Fees: $13.00 Taxes: $3,441.00

20241022-0081952

File #24-PA-1011-A

(SEAL)

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $930,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dea Crose and Daniel Crose	**New Owner**	
(NAME)	(NAME)	
1011A 11th Ave N.		**081 16 4B 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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,

AQUILA PROPERTIES, 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

DEA CROSE AND DANIEL CROSE, WIFE AND HUSBAND,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of 1011 11TH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1011 11TH AVENUE NORTH, a Horizontal Property Regime, of record in Instrument No. 20200812-0090271, as amended in Instrument No. 20221208-0128118, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Aquila Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Kent Basile, Unmarried, of record in Instrument No. 20180828-0085265, as Corrected in Instrument No. 20201008-0117059, in the Register's Office for Davidson County, Tennessee, dated August 21, 2018, and recorded on August 28, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200812-0090271, as amended in Instrument No. 20221208-0128118.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20220330-0037018.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1011 A 11th Avenue North, Nashville, TN 37208.

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 18th day of October, 2024.

Aquila Properties, LLC, a Tennessee Limited Liability Company

By: _____
John Bishop, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared John Bishop, Authorized Agent of Aquila Properties, LLC, 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 Authorized Agent of Aquila Properties, LLC, the within named bargainor, a Limited Liability Company, and that such John Bishop, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 28th day of June, 2024.

_____
Notary Signature

Printed Name: Kaden Roach

My commission expires: 07-06-26

