Box 36

Karen Johnson Davidson County
Batch # 1200488 DEEDWARR
11/01/2024 02:33:40 PM 4 pgs
Fees: $23.00 Taxes: $1,846.30
20241101-0085164

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/28/2026
(AFFIX SEAL)

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jeremy Cherry
Ortale Kelley Law Firm
330 Commerce Street, Suite 110,
Nashville, TN 37201

File No.: 76379

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Peter Loesch	Peter Loesch	104-11-0-101.00 (part of)
(NAME)	(NAME)	
2129 Acklen Avenue, Unit 7	2129 Acklen Avenue, Unit 7	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, 2129 ACKLEN AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO PETER LOESCH, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 2129 Acklen Avenue, Unit 7, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

1. Subject to all matters shown on the Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Acklen Square Townhomes of record in Instrument No. 20241025-0083148, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

3. Restrictive Covenants running with the land of the Nashville Housing Authority in the University Center Urban Renewal Area - One of record in Book 4626, Page 719, in the Register's Office for Davidson County, Tennessee.

4. Restrictions running with the University Center Urban Renewal Area - One of record in Book 10737, Page 558, in the Register's Office for Davidson County, Tennessee.

5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Witness our hands this 31st day of October, 2024.

2129 Acklen Ave, LLC,
a Tennessee limited liability company

BY: Austin Matthew Triplett
Austin Matthew Triplett

ITS: Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of October, 2024, before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Austin Matthew Triplett 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 Managing Member of 2129 Acklen Ave, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Acklen Square Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Acklen Square Townhomes, a Horizontal Property Regime with Private Elements, at Instrument No. 20241025-0083148, 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 2129 Acklen Ave, LLC, a Tennessee limited liability company by Special Warranty Deed from Damon W. Byrd, Trustee of the Allison C. Byrd Living Revocable Trust of record in Instrument No. 20221014-0112986 Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded on October 14, 2022, and Scrivener's Affidavit recorded on October 24, 2022 of record in Instrument No. 20221024-0115361.