WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202459 DEEDWARR
11/06/2024 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20241106-0086456

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Autumn Lake Apartments, L.P.	NEW OWNER	163 00 0 128.00
(NAME) 1229 17th Ave South	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Scalini, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Autumn Lake Apartments, L.P., a Tennessee Limited Partnership**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, more particularity described as follows:

Being Lot 2 of Hickory Manor Apartments, containing 6.40 acres, as shown on Plat of record in Book 9700, Page 103, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that portion of property previously conveyed to Hickory Manor LTD., L.P., a Tennessee limited partnership by Deed of record in Instrument No. 20110419-0030149, Register's Office for Davidson County, Tennessee and more fully described as follows:

Beginning at a Set Iron Pin on the West Right-of-way of Hamilton Church Road, and being the Southeast corner of Lot 2, the Property of Howard Lee Spain, Jr., as recorded in Instrument Number 20100929-0077439, R.O.D.C., and also being the Northeast corner of Lot 1, Hickory Manor Apartments, as recorded in Deed book 9542, Page 728, Plat Book 9700, Page 103, R.O.D.C., Tax Map 163, Parcel 036500, and also being the Southeast corner of the herein described property; thence along the North property line of the afore said Hickory Manor Apartments, Lot 1, N 88 deg. 18' 16" W, 105.08 feet to a Punch Mark in the existing sidewalk; thence following the common line of

Lot 1 and Lot 2, Plat book 9700, Page 103, R.O.D.C., N 41 deg. 21' 42" W, 21.74 feet to a set iron pin; thence leaving said common line on a new line severing the aforesaid Hickory Manor, Ltd., Property, N 59 deg. 37' 28" E, 44.63 feet to a set iron pin; thence S 82 deg. 32' 27" E, 82.53 feet to a set iron pin in the West right-of-way of Hamilton Church Road; thence along said Right-of-way S 01 deg. 41' 44" W, 31.29 feet to a set iron pin, said pin being the Point of Beginning, containing 0.09 acres or 3840.55 square feet, more or less.

EASEMENT FOR OVERHEAD ELECTRIC:

Commencing at a set iron point on the west right-of-way of Hamilton Church Road, and being the Southeast corner of Lot 2, the Property of Howard Lee Spain, Jr., as recorded in Instrument No. 20100929-0077439, R.O.D.C., and also being the Northeast corner of Lot 1, Hickory Manor Apartments, as recorded in Deed Book 9542, Page 728, Plat Book 9700, Page 103, R.O.D.C., Tax Map 163, Parcel 036500; thence along said right-of-way of Hamilton Church Road, N 01° 41' 44"E, 31.29 feet to a Set Iron Pin; thence, leaving said Right-of-Way, N 82° 32' 27" W, 66.51 feet to the Centerline of a 20 foot wide Easement, and the Point of Beginning; thence N 33° 20' 52" E, 126.10 feet along the said Centerline of a 20 foot wide Easement for Overhead Electric, to the West Right-of-Way of Hamilton Church Road. Said Overhead Electric Easement being 10 feet in width, along either side of the herein described Centerline, for a total width of 20 feet.

Being the same property conveyed to Scalini, LLC, a Tennessee limited liability company, by QuitClaim Deed from Fred Hegwood, III, dated January 10, 2013 and filed of record on January 14, 2013 in Instrument No. 20130114-0004061, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 2920 Hamilton Church Road, Antioch, TN 37013

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 heirs 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.

[SIGNATURES ON FOLLOWING PAGES]

Witness our hands this 5th day of November, 2024.

Scalini, LLC
a Tennessee limited liability company

BY: _____
Fred Hegwood, III, Managing Member

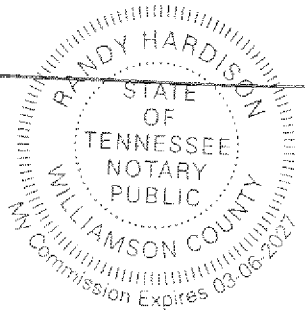
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Hegwood, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member, and is authorized to execute the instrument on behalf of Scalini, LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Managing Member.

Witness my hand and official seal, this the 5th day of November, 2024.

_____
Notary Public
My Commission Expires:
(SEAL)



Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 November 5, 2024

Affiant Signature

November 6, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 6th day of November, 2024.

Notary Public
My Commission Expires:

