Karen Johnson Davidson County
Batch# 1207770 DEEDWARR
11/22/2024 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $7,141.00
20241122-0091278

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049109**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,930,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2024. Notary Public My Commission Expires: May 3 2027

MARY ELIZABETH KINNARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

WARRANTY DEED

Address New Owner: Alexander Cheek Thomas 4429 Lealand Lane Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-09-0Z-001.00 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, **TMS Partners, GP, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Cheek Thomas, an unmarried man**, ("Grantee"), his 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 "A" on the plan of 4429 Lealand Lane, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 4429 Lealand Lane, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220511-0053879, 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 TMS PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from JESSE L. TATE, of record in Instrument No. 20210701-0089167, dated June 30, 2021, 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. 132-09-0Z-001.00 CO.

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. 20220511-0053879, said Register's Office.

Declaration of Restrictive Covenants for SCMs for Regulated Residential Infill, contained in instrument of record in Instrument No. 20231228-0099897, said Register's Office.

This is improved property located at 4429 Lealand Lane Nashville TN 37204

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 20th day of November, 2024.

TMS Partners, GP

By: John Michael Helton, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared John Michael Helton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of TMS Partners GP, a Tennessee general partnership the within named bargainor, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand, at office, this 20th day of November, 2024.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 20, 2024. (Date of document)

Affiant Signature

11/21/2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2024.

Notary's Signature

My Commission Expires: 4-19-2026

(*SEAL*)

