WARRANTY DEED

Karen Johnson Davidson County
Batch# 1212446 DEEDWARR
12/04/2024 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20241204-0094041

File #24-PA-0919-A

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December, 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)
919A Kirkwood LLC	**New Owner**	
(NAME)	(NAME)	**118 05 2B 001.00**
P.O. Box 330088		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

915 KIRKWOOD GP, A TENNESSEE GENERAL PARTNERSHIP,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

919A KIRKWOOD LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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. A, of KIRKWOOD HOMES, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(B)), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing KIRKWOOD HOMES, a Horizontal Property Regime, of record in Instrument No. 20230605-0042092, in the Register's Office of 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 part of the same property conveyed to 915 Kirkwood, GP, a Tennessee General Partnership, by Warranty Deed from Courtney Gasper and Christine Gasper, husband and wife, of record in Instrument No. 20230411-0026630, in the Register's Office of Davidson County, Tennessee, dated April 04, 2023 and recorded on April 11, 2023.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section #1. Battlefield Estates, as recorded in Plat Book 843, Page 96.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Doyle Subdivision, as recorded in Plat Book 9700, Page 81.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 1, Doyle Subdivision, as recorded in Instrument Nos. 20220512-0055048 and 20221028-0116568.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230605-0042092.

*Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20241105-0085753.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 919 A Kirkwood Avenue, Nashville, TN 37204.

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 2nd day of December, 2024.

915 Kirkwood, GP, a Tennessee Partnership

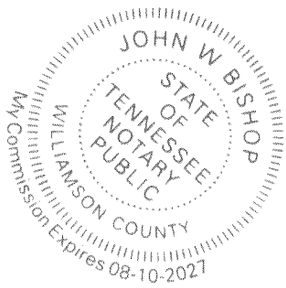
By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2024, before me personally appeared Loy Carney, Authorized Agent of 915 Kirkwood, GP, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2024.

_____
Notary Signature
My commission expires:



True Copy Certification

I, **Pam Autry,** 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 this the 2 day of December, 2024.

Affiant Signature

Date 12/2/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

