WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213261 DEEDWARR
12/09/2024 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20241209-0095069

File No. AP-24-8038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 05/24/2025

(AFFIX SEAL)

ALLISYN G PANKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie Rose Nelson and David James Nelson	**Annie Rose Nelson and David James Nelson**	
(NAME)	(NAME)	
2612 Booker Street	1330 Decker St	092-06-0J-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Valley Stream NY 11580	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **11th Avenue Partners, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Annie Rose Nelson, an unmarried woman and David James Nelson, a married man, as joint tenants with the right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2612 on the Plan of 2610 Booker Street Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20190829-0087413, 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 11th Avenue Partners, LLC, a Tennessee limited liability company by Warranty Deed from Herman J. Ross, Sr. of record in Instrument No. 20160606-0056610 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 06, 2016.

This is property more commonly known as 2612 Booker Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 25th day of November, 2024.

11th Avenue Partners LLC, a Tennessee
Limited Liability Company

By: _____
Omar Israel Kirk, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Omar Israel Kirk, Manager of 11th Avenue Partners 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 Manager of 11th Avenue Partners LLC, the within named bargainor, a Limited Liability Company, and that such Omar Israel Kirk, Manager of 11th Avenue Partners LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, this 25th day of November, 2024.

_____
Notary Signature
My commission expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D. Hardwick, 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 25, 2024**.

Date

D. Hardwick

Affiant Signature

December 6, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

