This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-4810-AP

Karen Johnson Davidson County
Batch# 1217197 DEEDWARR
12/17/2024 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20241217-0097850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $735,000.00.

Joseph Maxwell Davis
Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 17th day of December, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Maxwell Davis 1325-B Pennock Ave Nashville, TN 37207	FirstBank 722 Columbia Avenue Franklin, TN 37064	071-15-0-577.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Southern Spaces LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Joseph Maxwell Davis, an unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 251 on the Plat of The Highland Land Company's Subdivision, of record in Book 421, page 14, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Quitclaim Deed from Southern Spaces, LLC, a Tennessee limited liability company, dated February 21, 2023, recorded February 21, 2021, of record in Instrument No. 20230221-0012221, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Patricia A. Kennedy and J. Patrick Kennedy, wife and husband, and Gimli Ltd., a California limited partnership, dated October 14, 2022, recorded October 17, 2022, of record in Instrument No. 20221017-0113355, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1325-B Pennock Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Taxes for the year 2024 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 17th day of December, 2024.

GRANTOR:

Southern Spaces LLC,
a Tennessee Limited Liability Company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Southern Spaces LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

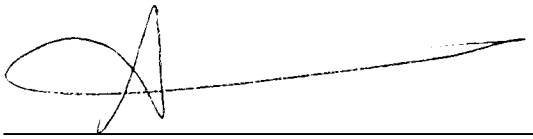
WITNESS my hand and seal at office this 17th day of December, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 5/3/24

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **12-17-2024**.



Affiant Signature — **12-17-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12-17-2024**.



Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

