Karen Johnson Davidson County
Batch# 1217597 DEEDWARR
12/18/2024 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20241218-0098035

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $995,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of December, 2024.

(Affix Seal) Notary Public

My Commission Expires: 3-19-2025

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

2024-11-2343

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| 2602 10th Avenue LLP<br>2602 10th Avenue South<br>Nashville, TN 37204 | Andrew Levinson<br>923 Halcyon Avenue<br>Nashville, TN 37204 | Map/Parcel<br>118-01-2I-002-00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julict R. Price, an unmarried woman**, hercinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **2602 10th Avenue LLP, a Tennessee limited liablilty partnership**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2602, on the Plan of Homes at 929 Montrose Avenue, a Horizontal Property Regime with Private Elements, as shown on Exhibit B of Declarations of Covenants, Conditions and Restrictions for Homes at 929 Montrose Avenue, of record in Instrument No. 20190329-0028840 amended in Instrument No. 20211222-0169235, 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 Todd Gelfand, Trustee of The 929 Montrose Trust dated February 11, 2019, by Warranty deed from Michael Burgin, married of record in Instrument No. 20190220-0015515 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019.

Being the same property conveyed to Juliet R. Price unmarried by Warranty Deed from Todd Gelfand, Trustee of The 929 Montrose Trust, dated December 16, 2021 and recorded December 22, 2021 in Instrument No. 20211222-0169236, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 paid by the seller at closing, Davidson County property taxes for the year 2025 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2602 10th Avenue South, 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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 16 day December, 2024.

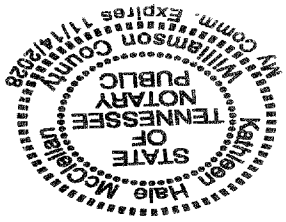
Juliet R. Price

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16 day of December, 2024, before me personally appeared Juliet R. Price, 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 16 day of December, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12. 11e. 2024.

Date

Affiant Signature

12. 11e. 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11e day of December, 2024.

Notary's Signature

My Commission Expires: 3.19.2025

Date

Notary's Seal

