Karen Johnson
Batch # 1221163
12/30/2024 09:41:01 AM
Fees: $13.00 Taxes: $3,552.00
Davidson County
DEEDWARR
2 pgs
20241230-0100893

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23592-AP

STATE OF TENNESSEE
COUNTY OF Davidson

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $960,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2024.

Notary Public
My Commission Expires: 9-6-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Sherma Rebecca Restad Sherman 1919 Scott Ave Nashville, TN 37206	New Owner	072-140-P-201CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **FED Development LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Sherman and Rebecca Restad Sherman, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated within Davidson County, Tennessee, and being known as Unit B, together with the appurtenant common elements of Homes at 1917 Scott Avenue, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1917 Scott Avenue, a horizontal property regime with private elements, of record in Instrument No. 20240226-0012679 and amended in Instrument No. 20241218-0098330, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Horizontal Property Regime of 1917 Scott Avenue, attached as exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1917 Scott Avenue provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site plan, the original plat of record in Book 21, page 9, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Fed Development LLC, a Tennessee limited liability company by Warranty Deed from Gerline M. Yokley, unmarried, Kimberley Lynn Truner, married, Wanda Faye Brooks, unmarried and Alfred D. Drake, Jr., married, heirs of the Estate of Alberta H. McKinley, dated April 24, 2023, recorded May 1, 2023, of record in Instrument No. 20230501-0031741, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1919 Scott Avenue, Nashville, TN 37206**

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 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. 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 23rd day of December, 2024.

GRANTOR:

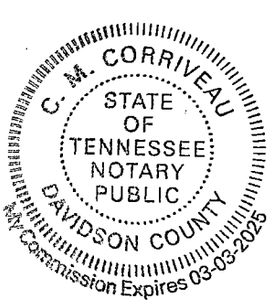
FED Development LLC,
a Tennessee Limited Liability Company

By: _____
Edward T. Fedorovich, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward T. Fedorovich 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 Sole Member of FED Development 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 23rd day of December, 2024.



_____
Notary Public
My Commission expires: 3/3/2025