Name and Address of New Owner:
Hamilton Devco 519, GP
PO Box 158444
Nashville, TN 37215

Send Tax Bills To:
Magness Devco 519, GP
PO Box 158444
Nashville, TN 37215

This Instrument Prepared By:
Carly Woodring
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 105-07-0-264.00

Karen Johnson Davidson County
Batch# 1222921 DEEDWARR
01/03/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250103-0000425

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Aquilla Properties LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hamilton Devco 519, GP, a General Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Block No. 3 on the Map of Hamilton Subdivision, as of record in Minute Book 1, page 97, County Court for Davidson County, Tennessee, being Lot No. 12 on the unrecorded subdivision of said Block No. 3, described as follows:

Beginning on the southerly margin of Hamilton Avenue at a point 120 feet east of the easterly margin of Pillow Street, said point being the corner of Lots No. 12 and 13; thence with the line between said two lots, southwardly 167 1/2 feet to the northerly margin of an alley; thence with said alley, eastwardly 50 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots northwardly 167 1/2 feet to the southerly margin of Hamilton Avenue; thence with said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to Cathy N. McCurdy, unmarried by Warranty Deed from Milton Hendrix and Maud Hendrix, husband and wife of record in Instrument No. 20031110-0164249, in the Register's Office for Davidson County, Tennessee, dated November 07, 2003 and recorded on January 10, 2003.

The said Cathy N. McCurdy died on or about June 18, 2021.

Being the same property conveyed to Aquilla Properties, LLC, A Tennessee Limited Liability Company by Warranty Deed from Debra Herdon (Herndon) and Evelyn Walatkas and George Herndon, III and Tanya Aldrich-Mitchell and Alexandria Brumfield and Stephanie Brumfield and Megan Serrano and Adrianna Egelfeld of record in Instrument No. 20241031-0084010, in the Register's Office for Davidson County, Tennessee, dated October 25, 2024 and recorded on October 31, 2024.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of January, 2025.

Aquilla Properties LLC, a Tennessee Limited Liability Company

By: David Blalock (SEAL)
David Blalock, Managing Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Bethany Shipley of the state and county mentioned, personally appeared David Blalock, Managing Member of Aquilla Properties 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 Managing Member of Aquilla Properties LLC, the within named bargainor, a Limited Liability Company, and that such David Blalock, Managing Member of Aquilla Properties LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Murfreesboro, this 2nd day of January, 2025.

Bethany Shipley
Notary Signature
Printed Name: Bethany Shipley
My commission expires: 05-24-2028

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2nd day of January, 2025.

Bethany Shipley
Notary Signature
My commission expires: 05-24-2028

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 01/02/2025 (date of document).

Affiant Signature

01/02/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

