Karen Johnson Davidson County
Batch# 1225446 DEEDWARR
01/13/2025 07:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250113-0002118

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00 Affiant Subscribed and sworn to before me, this 23RD day of DECEMBER, 2024. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: Walru Enterprises 2607 Whites Creek Pike Unit 20 and 21 Nashville, TN 37207	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 059-16-0B-020.00-CO 059-16-0B-021.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **2607 WHITES CREEK PIKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WALRU ENTERPRISES, LLC, A OHIO LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 20 and Unit 21 on the Plan of The Homes at 2607 Whites Creek Pike, a Horizontal Property Regime of record in Declaration for The Homes at 2607 Whites Creek Pike, a Horizontal Property Regime of record at Instrument No. 20220318-0031733, in the Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to 2607 Whites Creek Pike, LLC, a Tennessee limited liability company by Warranty deed from Edward Fedorovich of record in Instrument No. 20220216-0017967 Register's Office for Davidson County, Tennessee, dated February 11, 2022 and recorded on February 16, 2022.

This is improved property commonly known as: **2607 Whites Creek Pike Unit 20 and 21 Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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.

2607 WHITES CREEK PIKE, LLC

Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER S. GHANEM**, 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 the Authorized Representative of **2607 WHITES CREEK PIKE, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 23RD day of DECEMBER, 2024.

CASSANDRA LAHOUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/2/2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 12/23/2024 (date of document).

Affiant Signature

12/23/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

