WARRANTY DEED

Karen Johnson Davidson County
Batch# 1228789 DEEDWARR
01/22/2025 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $4,214.30
20250122-0004903

RILEY HERRICK NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028
(AFFIX SEAL)

File No.: RES-24-2712B

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Eskind	NEW OWNER	117 03 1A 002.00 CO
(NAME)	(NAME)	
2712-B Sharondale Court Nashville, TN 37215	(same)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SOUTHEAST CG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JAMIE ESKIND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration Establishing a Horizontal Property Regime for 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, of record in Instrument No. 20221005-0109890, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Southeast CG, LLC, a Tennessee Limited Liability Company, from 9th Ave Nashville, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated September 27, 2024, recorded October 4, 2024, in Instrument No. 20241004-0077376, as amended by Deed of Correction Quitclaim Deed recorded in Instrument No. 20250107-0001143, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2712-B Sharondale Court, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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(S), their heirs 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.

Witness my/our hand(s) this 22nd day of January, 2025.

Southeast CG, LLC, a Tennessee limited liability company

By: _____
Amani Kelly, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam LaFever of the state and county mentioned, personally appeared Amani Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be Sole Member of Southeast CG, LLC, the within named bargainor, a Limited Liability Company, and he/she/they, as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 22nd day of January, 2025.

_____
Notary Signature
Printed Name: Adam LaFever
My commission expires: 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Adam Lafever, 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 January 22, 2025.

Affiant Signature

1/22/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 22nd day of January, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-2712B