THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149729** Karen Johnson Davidson County Batch # 1230247 **DEEDWARR** 01/27/2025 09 53 27 AM 2 pgs Fees $13 00 Taxes $1,572 50 20250127-0005955	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me, this 23rd day of January, 2025 Notary Public My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: DARCO-Tennessee, LLC 3871 Crest Drive Yorba Linda, CA 92886	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 02 2D 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maricela Jacobo, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DARCO-Tennessee, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being Unit No. A of HOMES AT 2418 24TH AVENUE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restriction establishing Homes At 2418 24th Avenue North, A Horizontal Property Regime With Private Elements of record in Instrument No. 20171011-0104238 as amended in Instrument No. 20180628-0062807, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Maricela Jacobo, an unmarried woman, by Warranty Deed from March Developments, LLC, a Tennessee Member-Managed Limited Liability Company, of record in Instrument No. 20180705-0065330, in the Register's Office of Davidson County, Tennessee, dated July 02 2018 and recorded on July 05 2018.

Elliott Martinez joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as Spouse of Maricela Jacobo

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BUENA VISTA HEIGHTS ADDITION, as recorded in Plat Book 161, Page 19.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171011-0104238; as amended in Instrument No. 20180628-0062807; as Attorneys Certificate recorded in Instrument No. 20180725-0072515.

Charter for 2418 24th Avenue North Townhouse Corporation Homeowners Association recorded as Instrument No. 20171025-0109367.

Common Open Space Deed recorded as Instrument No. 20180628-0062813; as Corrected in Instrument No. 20180705-0065328.

This is improved property located at 2418 24th Avenue North Nashville TN 37208

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 22 day of January, 2025

Maricela Jacobo

Elliott Martinez

STATE OF Colorado)
COUNTY OF El Paso)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maricela Jacobo and Elliott Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of January, 2025.

Notary Public
My Commission Expires: 1-18-2029

SHALAH ZIMMERMAN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134002448
MY COMMISSION EXPIRES JAN 18, 2029