Karen Johnson Davidson County
Batch# 1232982 DEEDWARR
02/03/2025 12:35:30 PM 5 pgs
Fees: $28.00 Taxes: $11,100.00
20250203-0007996

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF ANDREW GIBSON
19 Town Center Loop, Suite 4B
Santa Rosa Beach, FL 32459

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is
$3,000,000.00

Affiant

Subscribed and sworn to before me this
15th day of January, 2025.

Notary Public
My Commission Expires: 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX PARCEL NO.
Convent Place Partners 4701 Trousdale Drive, Suite 114 Nashville, TN 37212	New Owner	**Map** 104-11-OY **Parcels**: 001.00-CO, 002.00-CO, 005.00-CO, 006.00-CO, 007.00-CO, 008.00-CO & 009.00-CO

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Leonard Amdur, a married man, (hereinafter the **"GRANTOR")**, has bargained and sold, and by these presents does hereby transfer and convey unto: Convent Place Partners, a Tennessee general partnership (hereinafter the **"GRANTEE"**), that certain tract or parcel of land located in Davidson County, Tennessee, as described as follows:

SEE EXHIBIT A for Legal Description

Being the same property conveyed to Leornard Amdur by Special Warranty Deed from Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company, of record in Instrument No. 20150318-0023247, Register's Office for Davidson County, Tennessee, dated march 17, 2015 and recorded on March 18, 2015.

This is improved property known as 2003 and 2005 Convent Place, Nashville, Tennessee 37212.

The Grantor is married but has never lived in the Property and the Property is not, nor has it ever been the principal residence of the Grantor and his spouse. This conveyance is subject to those matters listed on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to

convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 15th day of January, 2025.

GRANTOR:

Leonard Amdur

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, of the state and county aforesaid, personally appeared Leonard Amdur, 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 within bargainor, and has executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he has executed this instrument as his free will and deed.

Witness my hand and official seal this 15th day of January, 2025.

Notary Public

My Commission Expires: 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 5, 6, 7, 8, and 9 of Convent Place Townhomes, a Planned Unit Development established pursuant to the provisions of the Tennessee Horizontal Property Act, as the same is set out in Section 66-27-101, et. seq. of Tennessee Code Annotated, under the Master Deed establishing Convent Place Townhomes of record in Instrument Number 20130226-0019262, in the Register's 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 Units being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentages as set forth in Exhibit "D" to said Master Deed.

EXHIBIT B

1. Plan of record in Plat Book 161, Page 40, Register's Office for Davidson County, Tennessee

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130226-0019262, Register's Office for Davidson County, Tennessee.

3. Common Elements of record in Instrument Number 20130228-0020336, Register's Office for Davidson County, Tennessee.

4. Charter of Convent Place Townhouse Corporation of Record in Instrument Number 20130226-0019256, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, do hereby make oath that I am a licensed attorney and/or 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 15, 2025 (date of document).

Affiant Signature

1/15/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of January, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON