# WARRANTY DEED

Karen Johnson
Batch # 1235135
02/06/2025 02 52 24 PM
Fees $13 00 Taxes $8,787 50

Davidson County
DEEDWARR
2 pgs

20250206-0009245

MJ-OR-24-1108A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 5/9/28 (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Cunningham Ranch Inc., A California Corporation** | **NEW OWNER** | |
| (NAME) **1108A Grandview Ave.** | (NAME) | **118-13-1B-001 00-CO** |
| (ADDRESS) **Nashville, TN 37204** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **RAYMOND JAMES MCCALLISTER AND LARRY K. ABEL, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CUNNINGHAM RANCH INC., A CALIFORNIA CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit A of 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No 20151026-0108447, as amended in Instrument No 20160901-0092250, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20151026-0108447, as amended in Instrument No 20160901-0092250, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Raymond James McCallister and Larry K Abel, spouses, married to each other by Warranty Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company of record in Instrument No 20190703-0064944, Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 03, 2019

Larry K Abel also known as Larry Kevin Abel

This conveyance is subject to
- Taxes for the year 2024 and subsequent years
- Subject to all matters shown on the Plan of record in Instrument No 20160314-0024245, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plat attached as Exhibit "B" to the Amendment to Declaration of record in Instrument No 20160901-0092250, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No 20151026-0108447, as amended in Instrument No 20160901-0092250, Register's Office for Davidson County, Tennessee
- Easement for Sanitary Sewer to the City of Nashville of record in Book 3503, Page 298, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3678, Page 452 and Book 3921, Page 733, Register's Office for Davidson County, Tennessee
- Easement Agreement for fence encroachment of record in Instrument No 20191008-0103008, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **1108A Grandview Ave., Nashville, Tennessee 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 31st DAY OF JANUARY, 2025

Raymond James McCallister

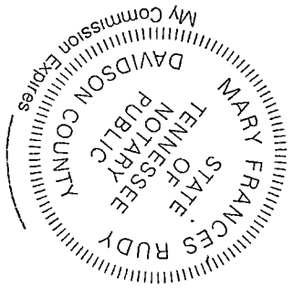
Larry K Abel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND JAMES MCCALLISTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of January, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

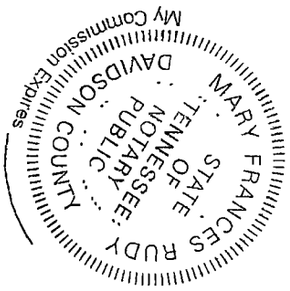



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY K ABEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of January, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212