Karen Johnson Davidson County
Batch# 1236249 DEEDWARR
02/11/2025 11:13:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250211-0010285

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	PARCEL IDENTIFICATION:
844 1ST AVE N LLC **207 WEST MILLBROOK ROAD** **SUITE 210, #2006** **RALEIGH, NORTH CAROLINA 27609**	**844 1ST AVE N LLC** **207 WEST MILLBROOK ROAD** **SUITE 210, #2006** **RALEIGH, NORTH CAROLINA 27609**	**MAP/ PARCEL:** **082 14 0A 086.00**

GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF, AND, AFTER RECORDING, RETURN TO:
LAW GUYS PLLC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102

Excise Tax: $ 0.00
Tenn. Code Ann. § 67-4-409
TN ST §67-4-409(a)(3)(F)
(No oath of value required for exempt transactions.)

THE STATE OF TENNESSEE §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

GRANTOR: **CODY JOSEPH GOETZ AND SYDNEY SCRANTON GOETZ, HUSBAND AND WIFE,** a married couple, whose mailing address is 4936 Heathshire Drive, Raleigh, North Carolina 27616.

GRANTEE: **844 1ST AVE N LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TRUSTEE OF 844 1ST AVE N REVOCABLE TRUST,** whose mailing address is 207 West Millbrook Road, Suite 210, #2006, Raleigh, North Carolina 27609. *(Grantor is beneficiary of the Revocable Trust.)*

PROPERTY: See Attached **EXHIBIT "A".**

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor, in exchange for the Consideration, has **GRANTED, SOLD, AND CONVEYED, AND BY THESE PRESENTS DOES GRANT, SELL, AND CONVEY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property on this, the 11th day of February 2025.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, Grantee's heirs, executors, legal representatives, and assigns, forever. Grantor does hereby bind Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND** the title to the Property to the Grantee, Grantee's heirs, executors, legal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part of the Property.

Grantor and Grantee acknowledge that ad valorem taxes that are associated with, related to, or affecting the Property for prior years have been paid, and taxes for the current year are assumed by Grantee.

THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.

[SIGNATURES & NOTARY ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on this, the 11th day of February 2025.

GRANTOR:

Cody Joseph Goetz
CODY JOSEPH GOETZ

Sydney Scranton Goetz
SYDNEY SCRANTON GOETZ

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 11th day of February 2025, by Cody Joseph Goetz and Sydney Scranton Goetz, for the consideration and in the capacity stated.

This is an online notarial act.

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS
Jennifer S. Witcher
Electronic Notary Public
State of Texas
Commission #: 133958127
Commission Expires: 09/13/2026

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 844 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Second Amendment in Instrument No. 20060518-0058640 and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kristin Carbray, unmarried, by Warranty Deed from Chad M. Grout and wife, Jennifer S. Grout, of record in Instrument No. 20151217-0126817, dated December 15, 2015, Register's Office for Davidson County, Tennessee. Kristin Carbray has since married and is now known as Kristin Carbray Martin.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
a The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Master Deed of record in Instrument No. 20051221-0153160, amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20101129-0094655, Instrument No. 20150402 0029055, Register's Office for Davidson County, Tennessee. By Laws of record in 20051221-0153160 (Exhibit "C"), amended in 20090109-0002382, Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Instrument No. 20051216-0151344, in the Register's Office for Davidson County, Tennessee. Memorandum of Lease of record in Book 11233, Page 522, in the Register's Office for Davidson County, Tennessee. Easement to Nashville Gas Co. of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee. Flowage Easement to USA of record in Book 2195, Page 432, in the Register's Office for Davidson County, Tennessee. Deed of common areas to Homeowners Association of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee. Sewer and Drainage Easement of record in Book 7228, Page 400 and Book 11112, Page 881, in the Register's Office for Davidson County, Tennessee. Easement to USA for Lock and Dam Project of record in Book 2303, Page 437 and Book 2303, Page 442, in the Register's Office for Davidson County, Tennessee. Party Wall Rights and Agreement. Railroad Spur Track Right of Way if any -as shown in Master Deed. Sewer Easement of record in Book 2098, Page 166, in the Register's Office for Davidson County, Tennessee. Easement to Comcast of

Nashville I, LLC of record in Instrument No. 20160301-0019392, in the Register's Office for Davidson County, Tennessee. Restriction for Phillips-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, amended in Book 11625, Page 280, in the Register's Office for Davidson County, Tennessee. Supplemental Restriction of record in Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee. Ordinance Approving Amendment of record in Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, in the Register's Office for Davidson County, Tennessee. Tunnel Sewer Agreement of record in Minute Book 55, Page 468, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Being the same lot or parcel of land as described in and conveyed by that certain Warranty Deed dated November 21, 2023, from Kristin Carbray now known as Kristin Carbray Martin, a married woman, to Cody Joseph Goetz and Sydney Scranton Goetz, husband and wife, of record November 28, 2023, under Instrument # 20231128-0091700 in the Public Records of Davidson County, Tennessee.

Map & Parcel No.: 082 14 0A 086.00

Commonly known as 844 1st Ave N, Nashville, Tennessee 37201

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, C. Stephen Tobin, 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 February 11th, 2025 (date of document).

C. Stephen Tobin

February 11th, 2025
Date

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 11th day of February 2025, by C. Stephen Tobin for and in the capacity stated.

This is an online notarial act.

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication

