Prepared by
Record and Return to.
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1236774 DEEDWARR
02/13/2025 10 32 45 AM 2 pgs
Fees $13 00 Taxes $2,127 50

20250213-0010954

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $575,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF FEBRUARY, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3308LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
1309 Southside Circle, LLC		
2000 Mallory Ln, Ste 130-59	New Owner	156 010 063.00
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. WILLIAM DENNY, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1309 SOUTHSIDE CIRCLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Southside Park Estates, Section II, of record in Plat Book 4660, page 30, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. William Denny, by General Warranty Deed from Mary E. McCord* dated May 21, 2014, and recorded May 22, 2014, of record in Instrument No. 20140522-0044376 Register's Office for Davidson County, Tennessee

*The previous deed erroneously referred to "Mary E Mcord"; the correct spelling of the Grantor's name is Mary E. McCord

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1 Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part IRequirements are met.

2. Any rights, interests, or claims of parties in possession of the Land not shown by the Public Records

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land not shown by the Public Records.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records

5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records

6 Any claim to ownership of any oil, gas, minerals or similar substances located in, on, or under the Land. Such ownership or rights may arise by lease, grant, exception, conveyance, reservation or other means and any private rights, privileges, immunities, right of way, and easements associated appurtenant where to, whether or not those interests or rights appear in the Public Records or are shown on Schedule B

7 Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.

8 Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1

9 Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 4660, Page 30, of the Public Records of Davidson County, Tennessee

10 Restrictive covenants and conditions contained in instrument recorded in Official Records Book 4814, Page 474 and Book 4220, Page 723, of the Public Records of Davidson County, Tennessee

11 As to all Restrictions set forth above, the following is added but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s) (a) is/are exempt under Chapter 42 Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons

12 Easement(s) retained in Ordinance No 70-1328, filed with the Metro Clerk's Office, Davidson County, Tennessee

This is improved property known as 1309 Southside Court, Nashville, TN 37203

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 10th day of February, 2025

J William Denny

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, J WILLIAM DENNY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein

Witness my hand and official seal at Franklin, Tennessee, this 10th day of February, 2025

Notary Public

My Commission Expires

