WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242059 DEEDWARR
02/28/2025 08:38:30 AM 5 pgs
Fees: $28.00 Taxes: $1,628.00
20250228-0014923

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

María del Pilar Aguinaga
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Jeremy H Cherry
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

File No.: 78230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Maria del Pilar Aguinaga, Trustee of Maria del Pilar Aguinaga Revocable Trust dated July 23, 2019	Maria del Pilar Aguinaga, Trustee of Maria del Pilar Aguinaga Revocable Trust dated July 23, 2019	104-11-2C-004.00-CO
(NAME)	(NAME)	
1319 Burton Valley Road	1319 Burton Valley Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, 2129 ACKLEN AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MARIA DEL PILAR AGUINAGA AS TRUSTEE OF THE MARIA DEL PILAR AGUINAGA, TRUSTEE OF MARIA DEL PILAR AGUINAGA REVOCABLE TRUST DATED JULY 23, 2019, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 2129 Acklen Avenue Unit 4, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever; Grantor does covenant with the said GRANTEE it is lawfully seized and possessed of said land 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

1. Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20241025-0083148, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

4. Restrictive Covenants running with the land of the Nashville Housing Authority in the University Center Urban Renewal Area - One of record in Book 4626, Page 719, in the Register's Office for Davidson County, Tennessee.

5. Restrictions running with the University Center Urban Renewal Area - One of record in Book 10737, Page 558, in the Register's Office for Davidson County, Tennessee.

6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Witness my hand this 27th day of February, 2025.

2129 Acklen Ave, LLC,
a Tennessee limited liability company

BY: _____
Austin Matthew Triplett

ITS: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2025, before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Austin Matthew Triplett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 2129 Acklen Ave, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

_____
Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Acklen Square Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Acklen Square Townhomes, a Horizontal Property Regime with Private Elements, at Instrument No. 20241025-0083148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 2129 Acklen Ave, LLC, a Tennessee limited liability company by Special Warranty Deed from Damon W. Byrd, Trustee of the Allison C. Byrd Living Revocable Trust of record in Instrument No. 20221014-0112986 Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded on October 14, 2022, and Scrivener's Affidavit recorded on October 24, 2022 of record in Instrument No. 20221024-0115361.

True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of February, 2025.

Affiant Signature
Date 2/27/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

