Karen Johnson Davidson County
Batch# 1245968 DEEDWARR
03/14/2025 06:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,641.80
20250314-0018558

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

File No. SG-24-6039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $714,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of ~~February,~~ 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2000 S Hamilton Road LLC	Jacob Phillips	
(NAME)	(NAME)	
2000 South Hamilton Road, Unit 3	2000 South Hamilton Road Unit 8	070130K00300CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 3728	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **The Hamilton, GP, a Tennessee Partnership**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2000 S Hamilton Road LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 3 as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Harmony Heights, a Horizontal Property Regime with Private Elements of record in Instrument No. 20221024-0115438, amended in Instrument No. 20230901-0068819 and Instrument No. 20230912-0071524 and Instrument No. 20250117-0003955, 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 The Hamilton, GP, a registered Tennessee general partnership by Quitclaim Deed from John Doulis and Micheline Doulis, husband and wife of record in Instrument No. 20220224-0021297, Register's Office for Davidson County, Tennessee, dated February 11, 2022 and recorded on February 24, 2022.

Being a portion of the same property conveyed to The Hamilton, GP, a registered Tennessee general partnership by Quitclaim Deed from Bella Cyrus Development, LLC, a Tennessee limited liability Company a/k/a Bella Cyrus Developments, LLC, a Tennessee limited liability company, of record in Instrument No. 20220222-0019639, Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on February 22, 2022.

Being a portion of the same property conveyed to The Hamilton, GP, a registered Tennessee general partnership by Warranty Deed from Don Hardin Group, LLC, a Tennessee limited liability company of record in Instrument No. 20220222-0019671, Register's Office for Davidson County, Tennessee, dated February 08, 2022 and recorded on February 22, 2022.

This is property more commonly known as 2000 South Hamilton Road, Unit 3, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand this 28th day of February, 2025.

The Hamilton, GP, a Tennessee Partnership

By: _____
Andrew Jacobson, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Andrew Jacobson, with whom I am personally acquainted, or proved to me on the basis of satsifactory evidence, and who, upon oath, acknolwedged himself/herself to be Authorized Signor of The Hamilton, GP, a Tennessee Partnership, the within named bargainor, and that he/she as such Authorized Signor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Authorized Signor.

Witness my hand, at office, this 28th day of February, 2025.

_____
Notary Signature
My commission expires:
10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 28th, 2025

Affiant Signature

02/28/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 28th day of February, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY