BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1246178
03/14/2025 10 47 53 AM
Fees $13 00 Taxes $3,256 00

Davidson County
DEEDWARR
2 pgs

20250314-0018810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-26-2025

4/23/2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
AMB Properties LLC	New Owner	
(NAME)	(NAME)	117 12 2J 001 00 &
1240 Fairway St.		117 12 2J 002.00
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42103		
(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, AUBREY B. HARWELL, JR. TRUSTEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMB PROPERTIES LLC, A KENTUCKY 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 Unit A & B of HOMES AT 1319 CLIFTON LANE,, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 1319 CLIFTON LANE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220921-0104967, 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 HOMES AT 1319 CLIFTON LANE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220921-0104967, 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 Aubrey B. Harwell, Jr., Trustee with full power to sell, transfer or convey without the joinder of any beneficiary, by Warranty Deed from Patrick B. Howell and wife, Tammy W. Howell, of record in Book 11349, Page 459, in the Register's Office of Davidson County, Tennessee, dated February 18, 1999 and recorded on February 22, 1999

Stephen C. Sexton herein signed as Attorney in fact for Aubrey B. Harwell, Jr. Said Power of Attorney is of record in Instrument No. 20250210-0009804 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1319 A Clifton Lane, Nashville, TN 37215
1319 B Clifton Lane, Nashville, TN 37215
(House Number) (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 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 hand this 27th day of February, 2025

BY Aubrey B. Harwell Jr Trustee by Stephen C Sexton Attorney in Fact

AUBREY B. HARWELL, JR TRUSTEE, BY STEPHEN C SEXTON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of February 2025, before me personally appeared Stephen C Sexton, to me known to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., Trustee and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr , Trustee.

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

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

MO2025-52