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

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $389.000 00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 10th DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep 21, 2026

Karen Johnson Davidson County
Batch # 1246218 DEEDWARR
03/14/2025 11 18 57 AM 2 pgs
Fees $13 00 Taxes $1,439 30
20250314-0018864

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP0PARCEL NO (S)
Evan Riley Burnett and Albany Brandt Pereda	Evan Riley Burnett and Albany Brandt Pereda	147-11-0C-001 00-CO
(NAME) 500 Landmark Court	(NAME) 500 Landmark Court	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, 200 Keen Street, LLC, a New Jersey Limited Liability Company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Evan Riley Burnett, an unmarried man, and Albany Brandt Pereda, an unmarried woman, as joint tenants with right of survivorship , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Certain Townhouse Unit located in Davidson County, Tennessee, being Unit No. 1 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617, No. 20080305-0022273, and further amended in Instrument No. 20081230-0123435, which reference to Unit Site Layout Plat attached as Exhibit(s) to said Declaration and amendments is hereby made for more accurate location and description of said Unit

Being the same property conveyed to 200 Keen Street LLC, a New Jersey Limited Liability Company by Warranty deed from Nghiem Uy Le, unmarried, and Tien Gia Le, unmarried of record in Instrument No. 20220429-0049541 Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on April 29, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations

Unimproved ☐
This is improved ☒ property, known as 500 Landmark Court, Nashville, TN 37211

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5 day of March 2025.

200 Keen Street, LLC, a New Jersey Limited Liability Company

By: _____
Ken Puglisi, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Thomas D. Larson of the state and county mentioned, personally appeared Ken Puglisi, president of 200 Keen Street, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president of 200 Keen Street, LLC, the within named bargainor, a Limited Liability Company, and that such Ken Puglisi, president of 200 Keen Street, LLC as such president, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as president.

Witness my hand and seal, at office in Nashville this 5 day of March, 2025.

_____
Notary Signature

Printed Name: Thomas D. Larson

My commission expires: March 4, 2029

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY