THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250250056** Karen Johnson Davidson County Batch# 1249616 DEEDWARR 03/24/2025 02:37:30 PM 3 pgs Fees: $18.00 Taxes: $2,937.80 20250324-0022008	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $794,000.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2025. PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: New York Avenue Real Estate, LLC, a Tennessee Limited Liability Company 5501 New York Avenue, Unit B Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-02-0L-001.01 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Ryan Wentworth and Gabriela Alexander Wentworth, Husband and Wife** ("Grantors"), has this day bargained and sold, and do hereby transfer and convey to **New York Avenue Real Estate, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on the plan of 5501B New York Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 5501B New York Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211104-0147439, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MATTHEW RYAN WENTWORTH AND GABRIELA ALEXANDRA WENTWORTH, HUSBAND AND WIFE, by deed from 2J GENERAL PARTNERSHIP, A TENNESSEE PARTNERSHIP, of record in Instrument No. 20220302-0023766, dated February 28, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-02-0L-001.01 CO.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7542, page 346, said Register's Office.

Matters shown on the Plan of record in Plat Book 57, page 172, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20211104-0147439, said Register's Office.

This is improved property located at 5501 New York Avenue, Unit B Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2025.

Matthew Ryan Wentworth

Gabriela Alexander Wentworth

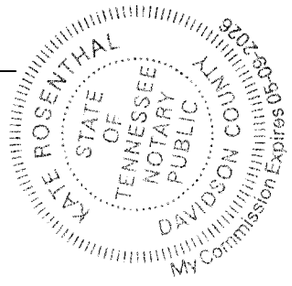
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Ryan Wentworth and Gabriela Alexander Wentworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2025.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Mandy Mayfield, 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

March 24, 2025.

Date

Mandy Mayfield

Affiant Signature

March 24, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of March, 2025.

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Notary Signature

My Commission Expires: _____