WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254038 DEEDWARR
03/31/2025 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250331-0023959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Adeseye Olusayo Awe	**New Owner**	
(NAME)	(NAME)	105-054-V0.02.00-CO
1105B Summit Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **JACOB FUNK, A SINGLE MAN AND HANNAH SLUSS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADESEYE OLUSAYO AWE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 1105 Summit Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1105 Summit Avenue, a Horizontal Property Regime, of record in Instrument Number 20240206-0008232, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Equity Trust Company, custodian FBO Christopher Koch IRA Z139497, as to an undivided 75% (Seventy-Five Percent) interest and Cumberland Property Investments LLC, a Tennessee Limited Liability Company as to an undivided 25% (Twenty-Five Percent) interest by Warranty Deed from Carol S. Smith, unmarried of record in Instrument No. 20150407-0030412 Register's Office for Davidson County, Tennessee, dated April 3, 2015 and recorded on April 7, 2015 and Corrective Warranty Deed recorded on December 15, 2015 in Instrument No. 20151215-0126122.

Being part of the same property conveyed to Premier Realty Trust LLC, a Tennessee limited liability company by Quitclaim Deed from Cumberland Property Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20151228-0129691 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 28, 2015.

Being part of the same property conveyed to Equity Trust Company, Custodian FBO Christopher Koch IRA Z139497 by Quitclaim Deed from Premier Reality Trust LLC, a Tennessee limited liability company of record in Instrument No. 20170811-0082671 Register's Office for Davidson County, Tennessee, dated August 10, 2017 and recorded on August 11, 2017.

Being part of the same property conveyed to DTR Homes, LLC, by Warranty Deed from Equity Trust Company, Custodian FBO Christopher Koch IRA Z139497, dated February 12, 2024 and recorded February 14, 2024 in Instrument No. 20240214-0010218, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Herwigs Holdings, LLC, by Warranty Deed from DTR Homes, LLC, dated February 12, 2024 and recorded February 14, 2024 in Instrument No. 20240214-0010219, said Register's Office.

JW2025-361

Being the same property conveyed to Jacob Funk, a single man and Hannah Sluss, a single woman by Warranty Deed from Herwigs Holdings, LLC, dated February 13, 2024 and recorded February 16, 2024 in Instrument No. 20240216-0010790, Register's Office of 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 11053 Summit Ave., Nashville, TN 37203
(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 25th day of March, 2025

JACOB FUNK

HANNAH SLUSS

STATE OF FLORIDA
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob Funk and Hannah Sluss, the bargainors, 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 and official seal this 25th day of March, 2025.

Commission expires: 03.29.2025

Macarena Boyd Notary Public

✓ Physical Presence
__ Online Notarization
__ Personally Known
✓ Produced Identification
Type of Identification Drivers License

Macarena Boyd
Notary Public
State of Florida
Comm# HH111160
Expires 3/29/2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JW2025-361

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 25, 2025 (date of document).

Affiant Signature

March 31, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31 day of March, 2025.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD