Karen Johnson Davidson County
Batch# 1255753 DEEDWARR
04/02/2025 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250402-0025077

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-1028

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of March, 2025

Notary Public

Commission Expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kyle Wayment and Lisa Wayment PO BOX 208 ROY, Utah 84067	New owner	096-02-0B-096.00-CO

WARRANTY DEED

FOR AND IN 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,

Brett Jordan, an unmarried person, and Joseph Perricone, an unmarried person, as Joint Tenants With Right of Survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle Wayment and Lisa Wayment, married

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 No. 96 on the Plan of Markham East, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220120-0007683 and amended in Instrument No. 20230803-0060209 and Instrument No. 20230807-0061033, and shown on the Final plat of Markham East, of record in Instrument No. 20220215-0017540, 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 AT3 Markham East, LLC, a Delaware Limited Liability Company by Special Warranty Deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024695, Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020.

Being a portion of the same property conveyed to AT3 Markham East, LLC, a Delaware Limited Liability

Company by Quitclaim Deed from FP Investments, GP, a Tennessee general partnership of record in Instrument No. 20200305-0024696 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020. Affidavit recorded on January 25, 2021 of record in Instrument No. 20210125-0010932, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brett Jordan, an Unmarried Person and Joseph Perricone, an Unmarried Person, as Joint Tenants With Right of Survivorship by Warranty Deed from AT3 Markham East, LLC, a Delaware Limited Liability Company of record in Instrument No. 20231003-0077759 Register's Office for Davidson County, Tennessee, dated October 02, 2023 and recorded on October 03, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 541 Markham Street, Nashville, TN 37214

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 so 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.

Dated this the 28th day of March, 2025.

Brett Jordan

Joseph Perricone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2025, before me personally appeared Brett Jordan and Joseph Perricone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 2-22-2026



Certificate of Authenticity

I, Linzie Hahn, 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 3/28/25.

Date

Hahn

Affiant Signature

3/28/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28th day of March, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028