Karen Johnson Davidson County
Batch# 1265812 DEEDWARR
04/29/2025 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,575.46
20250429-0033106

WARRANTY DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-79

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nevada Avenue Investors, LLC	Same as new owner	092-13-0-N-001.00-CO
(NAME) 713 18th Avenue South	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Turtle Lake Development LLC, a Tennessee limited liability company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Nevada Avenue Investors, LLC, a Tennessee limited liability company** (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is unimproved property located at 3306 Nevada Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 16 day of April, 2025.

GRANTOR:

Turtle Lake Development LLC,
a Tennessee limited liability company

By: _____
Mark Alan Christopherson, Sole Member

STATE OF MINNESOTA)

COUNTY OF Hennepin)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Mark Alan Christopherson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Turtle Lake Development LLC, a Tennessee limited liability company, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Sole Member of the limited liability company.

WITNESS my hand, at office, this 16 day of April, 2025.

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2030

_____
Notary Public

My Commission Expires: 1-31-30

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of SYLVAN SUMMITT ESTATES, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SYLVAN SUMMITT ESTATES, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20240614-0044746, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Alexander Cavopol and wife, Allison Cavopol, by Warranty Deed from Sallye P. Barnes, a married woman, of record in Book 10741, Page 522, in the Register's Office of Davidson County, Tennessee, dated December 30, 1997 and recorded on December 31, 1997.

Being the same property conveyed to Allison Cavopol, by Quitclaim Deed from Alexander Cavopol, of record in Instrument No. 20050301-0022327, in the Register's Office of Davidson County, Tennessee, dated February 22, 2005 and recorded on March 01, 2005.

Being the same property conveyed to Allison Luck and Husband, Thomas B. Luck, by Quitclaim Deed from Allison Cavopol, of record in Instrument No. 20161118-0122152, in the Register's Office of Davidson County, Tennessee, dated November 16, 2016 and recorded on November 18, 2016.

Being part of the same property conveyed to Turtle Lake Development LLC, a Tennessee limited liability company by Warranty Deed from Allison Luck and husband, Thomas B. Luck, of record in Instrument No. 20230906-0069861, in the Register's Office of Davidson County, Tennessee, dated September 05, 2023 and recorded on September 06, 2023.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 April 16, 2025.

Signature
Date: April 29, 2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of April, 2025 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025