ADDRESS NEW OWNER: Sharon L. Ericksen
1713B 14th Avenue South
Nashville, TN 37212

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 105-05-3J-002.00CO

Karen Johnson Davidson County
Batch# 1267224 DEEDWARR
05/01/2025 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250501-0033535

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **G and A Holdings, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sharon L. Ericksen, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of 1713 14th Avenue Townhomes a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 1713 14th Avenue Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, of record in Instrument No. 20220118-0006809, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being the a part of the same property conveyed to G and A Holdings, LLC, a Tennessee limited liability company, from Sunny Meadows, LP, a Delaware limited partnership, by Warranty Deed recorded on August 10, 2021, in Instrument No. 20210810-0107612, Register's Office for Davidson County, Tennessee.

G and A Holdings, LLC, a Tennessee limited liability company, is one and the same as G & A Holdings, LLC, a Tennessee limited liability company.

This is property with a common address of 1713B 14th Avenue South, Nashville, TN 37212.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters a shown on the Plan of O. B. Hayes Plan of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.(3) All matters as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 1713 14th Avenue Townhomes of record in Instrument No. 20220118-0006809, Register's Office for Davidson County, Tennessee.(4) Restrictive Covenants Running with the Land of The Nashville Housing Authority In The Edgehill Urban Renewal Project of record in Book 4220, page, 723, as revised in Book 6236, page 263, Register's Office of Davidson County, Tennessee.(5) Agreement for Dedication of a Public Utility Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4422, page 728, Register's Office for Davidson County, Tennessee.(6) Ordinance Closing, Vacating and Abandoning with Easements retained by Metropolitan Government of Nashville and Davidson County by the Metropolitan Council of Davidson County, Tennessee as stated in Ordinance Bill No. BL2017-607.(7) Agreement for Dedication of Public Right of Way of record in Instrument No. 20220525-0060817, Register's Office for Davidson County, Tennessee.(8) Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20250218-0011716, Register's Office for Davidson County, Tennessee.(9) Notice of Completion of record in Instrument No. 20250307-0017321, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of April 2025.

G and A Holdings, LLC, a Tennessee limited liability company

BY: X _____
Steven R. Griffith, Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Steven R. Griffith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of G and A Holdings, a Tennessee limited liability company, the within named bargainor, and that he as such Manager executed the within instrument for the purposes therein contained by signing the name of the company by the said Steven R. Griffith as such Manager and on company's behalf and as company's free act and deed.

Witness my hand and official seal at office, this 29th day of April 2025.

_____
Notary Public
My Commission Expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater for this transfer is $1,200,000.00.

_____
Affiant

Subscribed and sworn before me this 30th day of April 2025.

_____
Notary Public
My Commission Expires: 5-8-2028

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

File No. 2504-049

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on April 30, 2025 (date of document).

Signature

04/30/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30th day of April 2025.

Notary Public
My Commission Expires:

