Karen Johnson Davidson County
Batch# 1267483 DEEDWARR
05/01/2025 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250501-0033889

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED FIFTY THOUSAND AND 00/100 ($50,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
TAXCO REAL ESTATE FUND I, LP (NAME)	**NEW OWNER** (NAME)	**104 02 0W 303.00**
117 30TH AVENUE NORTH NASHVILLE, TN 37203 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 1st day of May, 2025, the undersigned, **BOBBY HURT AND PAMELA HURT, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TAXCO REAL ESTATE FUND I, LP, A DELAWARE PARTNERSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **117 30TH AVENUE NORTH, #303, NASHVILLE, TN 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 303, together with any ownership interest parking space #14A and together with the appurtenant interest in the common elements of West End Lofts II Condominium, a horizontal property regime established by Master Deed, appearing as Instrument No. 20030701-0091161, and amended as Instrument No. 20050106-0002529 and Instrument No. 20151201-0121050, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Bobby Hurt and Pamela Hurt, husband and wife, by Warranty Deed from Erin L. Bishop, unmarried, of record in Instrument No. 20240416-0026886, in the Register's Office of Davidson County, Tennessee, dated April 12, 2024 and recorded on April 16, 2024.

Being the same property conveyed to Erin L. Bishop, Unmarried, by Warranty Deed from Lynn S. Ellsworth, Married, of record in Instrument No. 20060920-0116379, as re-recorded in Instrument No. 20070216-0019981, in the Register's Office of Davidson County, Tennessee, dated September 19, 2006 and recorded on September 20, 2006.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of May, 2025.

GRANTOR: BOBBY HURT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BOBBY HURT**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 1st day of May, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

GRANTOR: PAMELA HURT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **PAMELA HURT**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 1st day of May, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, **Barbara McGinty**, 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 5-1-2025 (date of document).

Affiant Signature

Date 5-1-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER