THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250550843

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $689,503 00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2025

Notary Public
My Commission Expires _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2026

Karen Johnson
Batch # 1274489
05/19/2025 11 43 31 AM
Fees $13 00 Taxes $2,440 16

Davidson County
DEEDWARR
2 pgs

20250519-0039206

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information:
Keeling Ave Trust 3103 Keeling Avenue Nashville TN 37216	New Owner	Tax Parcel ID No 072-05-0P-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nikkin Construction, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keeling Ave Trust dated May 12, 2025**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Unit "B" on the plan of Homes at 901 Thomas Ave, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 901 Thomas Ave , a Horizontal Property Regime with Private Elements of record in Instrument No 20210224-0023080, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to NIKKIN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from FIRST COMMUNITY BANK OF TENNESSEE, of record in Instrument No 20250103-0000627, dated December 31, 2024, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 072-05-0P-002.00 CO

Matters shown on the Plan of record in Plat Book 547, page 6, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20210224-0023080, said Register's Office.

Declaration of Restrictive Covenants contained in instrument of record in Instrument No 20230105-0001034, said Register's Office

This is improved property located at 3103 Keeling Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2025

Nikkin Construction, LLC, a Tennessee Limited Liability Company

By Nicole Bird, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Nicole Bird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Manager and Sole Member (or other officer authorized to execute the instrument) of Nikkin Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand, at office, this 15th day of May, 2025

Notary Public

My Commission Expires. _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026