Karen Johnson Davidson County
Batch# 1276338 DEEDWARR
05/22/2025 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $3,996.00
20250522-0040387

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-28058-25

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,080,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2025

NOTARY PUBLIC

My commission expires: 1/24/2028

RACHEL K. WILKIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayla Felker and Nathaniel Allen-Slaba 2712A Sharondale Ct Nashville, TN 37215	Same address as new owner	117-03-1A-001-00

FOR AND IN CONSIDERATION of the sum of ONE MILLION EIGHTY THOUSAND AND 00/100 Dollars ($1,080,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SOUTHEAST INVESTMENT CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KAYLA FELKER, AND NATHANIEL ALLEN-SLABA, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit A of 2712A – 2712B Sharondale Drive Townhomes, a Horizontal Property Regime with Private Elements, as established pursuant to that Declaration Establishing Horizontal Property Regime of record in Instrument #20221005-0109890, Register's Office for Davidson County, Tennessee, with said Unit being depicted at Exhibit B to said Declaration; together with a percentage interest in the common elements as set for in said declaration.

Being the same property conveyed to Southeast Investment Capital Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Southeast CG, LLC, a Tennessee limited liability company, dated February 18, 2025, recorded February 21, 2025, of record in Instrument No. 20250221-0012997, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Southeast GC, LLC, a Tennessee limited liability company, from 9th Ave Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed dated September 27, 2024 and recorded October 4, 2024 in Instrument #20241004-0077376, said Register's Office; said Quitclaim Deed being corrected by Deed of Correction of record in Instrument #20250107-0001143, in order to substitute 9th Ave Nashville, LLC, on the Grantor's signature line.

Being a portion of the same property conveyed to 9th Ave Nashville, LLC, a Tennessee limited liability company, from Amani Kelly by Quitclaim Deed dated August 3, 2023 and recorded August 4, 2023 in

Being a portion of the same property conveyed to 9th Ave Nashville, LLC, a Tennessee limited liability company, from Amani Kelly by Quitclaim Deed dated August 3, 2023 and recorded August 4, 2023 in Instrument #20230804-0060554, said Register's Office.

Being a portion of the same property conveyed to Amani Kelly from Baljit Baidwan, married, by Warranty Deed dated October 30, 2020 and recorded December 3, 2020 in Instrument #20201203-0140631, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2712A Sharondale Court, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of May, 2025

GRANTOR(S)

Southeast Investment Capital Group, LLC, a Delaware Limited Liability Company

By: _____
Amani M. Kelly, member

STATE OF TENNESSEE
COUNTY OF Wilwamson

Personally appeared before me, a Notary Public, Southeast Investment Capital Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of May, 2025.

_____
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/21/25 (date of document).

Jennifer L. Pennell

5/22/25

Date

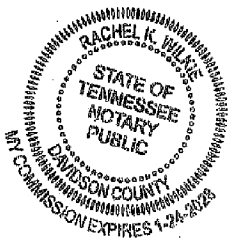
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 5/22, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal