Karen Johnson Davidson County
Batch# 1277452 DEEDWARR
05/27/2025 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20250527-0041231

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $595,000.00

Affiant

Subscribed and sworn to before me, this 20TH day of MAY, 2025.

Notary Public
My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julia C. Weber	NEWREZ LLC	**118060D05900CO**
300 Artisan Lane	1100 VIRGINIA DR, STE 125	
Nashville, TN 37204	FORT WASHINGTON, PA 19034	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ammons Ventures, LLC, a North Carolina Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julia C. Weber, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 59 of Gale Park Single Family Homes, a Condominium, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Gale Park Single Family Homes, a Condominium of record in Instrument No. 20110224-0015356 (corrected by Scrivener's Affidavit of record in Instrument No. 20110531-0041215), amended in Instrument No. 20120508-0039773, amended in Instrument No. 20120921-0086162, amended in Instrument No. 20130306-0022201, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Ammons Ventures, LLC, by Warranty Deed from Aaron M Robinson, a married man, dated May 7, 2018, of record in Instrument No. 20180507-0043627, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Drainage Detention Agreement of record in Book 9237, page 382, said Register's Office

Site Development Agreement of record in Book 9237, page 425, said Register's Office.

Restriction Amendment of record in Instrument No. 20200327-0033394, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 300 Artisan Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Ammons Ventures, LLC

_____ Date: 5.16.25
By: Jeffrey M. Ammons, Sole Member

STATE OF North Carolina

COUNTY OF Wake

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jeffrey M. Ammons with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Sole Member of Ammons Ventures, LLC and that he is authorized by Ammons Ventures, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 16th day of May, 2025.

TERESA G. CLOWERS NOTARY PUBLIC WAKE COUNTY, NC

_____
NOTARY PUBLIC

My Commission Expires: 4-1-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 19. 2025.

Affiant Signature

27th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028