Karen Johnson Davidson County
Batch# 1284180 DEEDWARR
06/13/2025 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20250613-0046024

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 12-12-27
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $635,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2025.

Notary Public

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kean Devine and Elaine Holmes	**Rocket Mortgage, LLC**	**082-09-0S-002.00CO**
1321B 7th Avenue North	**1050 Woodward Ave.**	
Nashville, TN 37208	**Detroit, MI 48226-1906**	

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 ACKNOWLEDGED, WE,

Caravel Properties, LLC, a Tennessee Limited Liability Company

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

Kean Devine and Elaine Holmes, husband and wife

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:

Land in Davidson County, Tennessee, being Unit 2, on the Plan of 1321-A + 1321-B 7th Avenue Townhomes, as shown on Exhibit "B" of the Master Deed Establishing 1321-A + 1321-B 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Sections 66-27-101 et seq., of record in Instrument No. 20080620-0063691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1321-A + 1321-B 7th Avenue Townhomes, the plat filed at Exhibit "B" and By-laws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, 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 and voting percentages appurtenant to said units as set forth in said Declaration.

Being part of the same property conveyed to Caravel Properties LLC, a Tennessee limited liability company, by Warranty Deed from Aimee B. Singelyn and Spouse, David Singelyn, dated October 30, 2007, of record as Instrument No. 20071106-0131130, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Joshua G. Tillman by Quitclaim Deed from Caravel Properties LLC, a Tennessee limited liability company, dated August 1, 2017, of record as Instrument No. 20170829-0088408, Register's Office of Davidson County, Tennessee. And being all of the property conveyed to Caravel Properties, LLC, a Tennessee limited liability company, by deed from Joshua G. Tillman, of record in Instrument No. 20171114-0116849, dated November 8, 2017, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
c. Master Deed of record in Instrument No. 20080620-0063691, Register's Office for Davidson County, Tennessee.
d. All matters of record in Book 21, Page 105, in the Register's Office for Davidson County, Tennessee.
e. Charter for Homeowners Association of record in Instrument No. 20080701-0067513, in the Register's Office for Davidson County, Tennessee.
f. Subject to rights of others in and to common areas/elements.
g. Subject to lien for special assessment contained in DCCR's/Master Deed.
h. Subject to HOA dues - if any.
i. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1321B 7th Avenue North, Nashville, TN 37208.

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 that 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 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.

Witness my/our hand(s) this 10th day of June, 2025.

Caravel Properties, LLC, a Tennessee Limited Liability Company
By: Tillman Real Estate Trust, Sole Member

By: _____
Joshua G. Tillman, Investment Counselor

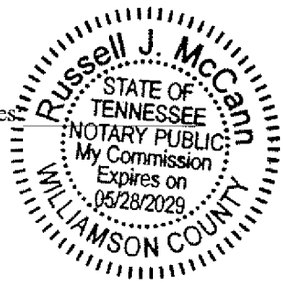
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Joshua G. Tillman, Investment Counselor of the Tillman Real Estate Trust, as Sole Member of Caravel Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Investment Counselor the Tillman Real Estate Trust, as Sole Member of Caravel Properties, LLC the within named bargainor, a Limited Liability Company, and that such Joshua G. Tillman, Investment Counselor of the Tillman Real Estate Trust, as Sole Member of Caravel Properties, LLC, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 10th day of June, 2025.

_____
Notary Signature

My commission expires: _____



File #: 25-202
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

Electronic Document Certification

I, **Susan G. Cox**, 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 June 10, 2025.

Lisa D. Turner

Lisa D. Turner

Date: 6-11-25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 11th day of June, 2025.

Susan G. Cox

NOTARY PUBLIC

My commission expires: 07-01-2025

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of June, 2025.

Susan G. Cox

NOTARY PUBLIC

My commission expires: 07-01-2025

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 25058017