Name and Address of New Owner:
Michael G.P. Walker
1640-B Northview Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1285473 DEEDWARR
06/18/2025 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250618-0047788

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 072104I00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Trinity Investee, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael G.P. Walker,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LEGAL DESCRIPTION Land in Davidson County, Tennessee, being Unit B (1640-B) on the PLAN OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1640A AND 1640B NORTHVIEW AVENUE, NASHVILLE, TN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1640A AND 1640B NORTHVIEW AVENUE, NASHVILLE, TN, of record at Instrument Number 2018073 1- 0074534, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 1640A and 1640B Northview Avenue set forth in Exhibit B of said Declaration for the location of the Units described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20180731-0074534, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of 1640A and 1640B Northview Avenue set forth in Exhibit B of said Declaration, said Register's Office.

Being part of the same property conveyed to TRINITY INVESTEE, LLC, a Tennessee limited liability company, by virtue of a Warranty Deed from Linda Sue Nicklos, dated August 11, 2021, and of record in Instrument Number 20210812-0108841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1640-B Northview Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

202506180047788

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of May, 2025.

Trinity Investee, LLC, a Tennessee Limited Liability Company

By: _____
Mena Nady, Member

By: _____
Bichoy Raouf Saad, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public of the state and county mentioned, personally appeared Mena Nady, Member of Trinity Investee, LLC and Bichoy Raouf Saad, Member of Trinity Investee, 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 Authorized Member and Member of Trinity Investee, LLC, the within named bargainor, a Limited Liability Company, and that such Mena Nady, Authorized Member of Trinity Investee, LLC and Bichoy Raouf Saad, Member of Trinity Investee, LLC as such Authorized Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member and Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of May, 2025.

_____
Notary Signature
My commission expires: 11.3.27

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of May, 2025.

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 8.12.28

True Copy Certification

I, Yvette Meldrum, 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.

Signature
May 19, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 19, 2025

Notary's Signature

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY