Karen Johnson
Batch # 1291510
06/30/2025 08 47 28 AM
Fees $23 00 Taxes $1,609 50

Davidson County
DEEDWARR
4 pgs

20250630-0051067

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-FK-25-2129

THIS INSTRUMENT WAS PREPARED
BY Jeremy H Cherry, Atty
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

File No 78392

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
DEVON O'HERON AND DENNIS O'HERON	FIRST COMMUNITY MTG	104-11-2C-011 00-CO
(NAME)	(NAME)	
2129 Acklen Avenue Unit 11	262 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **2129 ACKLEN AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DEVON O'HERON, UNMARRIED, AND DENNIS O'HERON, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑property, known as 2129 Acklen Avenue Unit 11, Nashville, TN 37212
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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, Grantor does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out, and Grantor does further covenant and bind itself, its successors 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.

1 2025 Davidson County Property Taxes which have been prorated by the parties and assumed by the Grantees, and subsequent years taxes and assessments

2 Subject to all matters shown on the Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee

3 Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20241025-0083148, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

4 Restrictive Covenants running with the land of the Nashville Housing Authority in the University Center Urban Renewal Area - One of record in Book 4626, Page 719, in the Register's Office for Davidson County, Tennessee

5 Restrictions running with the University Center Urban Renewal Area - One of record in Book 10737, Page 558, in the Register's Office for Davidson County, Tennessee

6 Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

Witness my hand this 26 day of June, 2025

2129 Acklen Ave, LLC,
a Tennessee limited liability company

BY Austin Matthew Triplett
Austin Matthew Triplett

ITS Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this ____ day of June, 2025, before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Austin Matthew Triplett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 2129 Acklen Ave, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager

Notary Public

My Commission Expires 3-25-2029

APRIL N BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Acklen Square Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Acklen Square Townhomes, a Horizontal Property Regime with Private Elements, at Instrument No 20241025-0083148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to 2129 Acklen Ave, LLC, a Tennessee limited liability company by Special Warranty Deed from Damon W. Byrd, Trustee of the Allison C Byrd Living Revocable Trust of record in Instrument No. 20221014-0112986 Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded on October 14, 2022, and Scrivener's Affidavit recorded on October 24, 2022 of record in Instrument No 20221024-0115361