PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1294405 DEEDWARR
07/07/2025 02:23:11 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20250707-0053304

Ivey Title, LLC Ref: (LM) Title No.: 64091
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ashton Lockhart Elizabeth Lockhart 1701 B Portland Avenue Nashville, TN 37212	Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707

TAX MAP PARCEL NUMBERS: 104120J00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **1701 Portland LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashton Lockhart and Elizabeth Lockhart, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 2, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for Portland Place, of record in Inst. No. 20240725-0056472, amended in Inst. No. 20240726-0056851, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to 1701 Portland LLC, a Tennessee limited liability company by Special Warranty Deed from Mary F. McMillen; Martha F. Thompson; Michael J. McMillen; Martha F. Thompson, Trustee of the Berry H. Thompson Tennessee Bypass Trust; Jennifer E. McMillen; Eric T. McMillen; and Stuart C. Thompson, dated March 16, 2024 and recorded on March 26, 2024, of record in Inst. No. 20240326-0020917, Register's Office of Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20240725-0056472, amended in Inst. No. 20240726-0056851, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions, and Restrictions of record in Inst. No. 20240725-0056472, amended in Inst. No. 20240726-0056851, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Agreement for Dedication of Public Right of Way of record in Inst. No. 20240701-0049176 and Inst. No. 20240701-0049177, said Register's Office.

This is improved property, known as 1701 B Portland Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2025.

1701 Portland LLC

By: _____
Joshua Hunt Ritter, Manager

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared **Joshua Hunt Ritter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Manager of **1701 Portland, LLC,** the within named bargainor, a Tennessee limited liability company, and the execution of the foregoing instrument as such Manager for the purposes therein contained, by signing in the name of the limited liability company as such managing member.

Witness my hand and official seal on June 23, 2025.

_____
Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

_____
Affiant

Sworn and subscribed before me this 3 day of July, 2025.

_____
Notary

My Commission expires _____

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026