Karen Johnson Batch # 1300534 07/22/2025 09 37 35 AM Fees $13 00 Taxes $3,404 00 20250722-0057570	Davidson County DEEDWARR 2 pgs

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $920,000 00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2025

Notary Public

My commission expires 3/3/2026

(Notary Stamp)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
James Michael Shipman, II and Laura M. Burdine	**Legacy Home Loans, LLC dba Steadfast Mortgage**	**104-15-0M-015.00CO**
537 Little Channing Way	**408 Highway 76**	
Nashville, TN 37212	**White House, TN 37188**	

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,

Linden Row Residential, LLC, a Delaware Limited Liability Company

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

James Michael Shipman, II and Laura M. Burdine, 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 No 537 on the Plan of Linden Row, a Horizontal Property Regime With Private Elements of record in the Exhibit in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20190320-0025436, amended in Instrument No 20190625-0061324, amended and restated in Instrument No 20200928-0111136 and amended in Instrument No 20210513-0064958, 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 part of the property conveyed to Linden Row Residential, LLC, a Delaware limited liability company, by deed from The Catholic Diocese of Nashville, of record in Instrument No 20180725-0072484, dated July 17, 2018, 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 Restrictive covenants contained in an instrument of record in Instrument No 20190320-0025436, amended in Instrument No 20190625-0061324, amended and restated in Instrument No 20200928-0111136 and amended in Instrument No 20210513-0064958, Register's Office for Davidson County, Tennessee
c All matters of record in Book 332, Page 56, in the Register's Office for Davidson County, Tennessee
d. Agreement for Dedication of Public Right of Way of record in Instrument No 20190228-0018364, in the Register's Office for Davidson County, Tennessee
e Restriction for Storm Water Facilities and Systems of record in Instrument No 20190430-0040060, in the Register's Office for Davidson County, Tennessee
f. Notice of Completion of record in Instrument No. 20201214-0147343 and Instrument No 20241206-0094944, in the Register's Office for Davidson County, Tennessee
g Notice of Completion of record in Instrument No 20250714-0055322, Register's Office for Davidson, Tennessee
h Subject to rights of others in and to common areas/elements
i Subject to lien for special assessment contained in DCCR's/Master Deed

j Subject to HOA dues- if any
k. 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 537 Little Channing Way, 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 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 18 day of July, 2025

Linden Row Residential, LLC, a Delaware Limited Liability Company
By Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof

By _____
Scott Woosley, Manager

STATE OF Colorado
COUNTY OF Routt

Before me, the undersigned, of the state and county mentioned, personally appeared Scott Woosley, Manager of Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof Linden Row Residential, 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 Manager of Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof Linden Row Residential, LLC, the within named bargainor, a Limited Liability Company, and that such Scott Woosley, Manager of Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof Linden Row Residential, LLC, as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager

Witness my hand and seal, this 18 day of July, 2025

Kevin Gale
Notary Signature
My commission expires April 11 2029

KEVIN KOLLER GALE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254014084
MY COMMISSION EXPIRES APRIL 11, 2029

File # 25-290
RECORD & RETURN TO
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027