THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250751753

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $745,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2025.

Notary Public
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1316868
09/02/2025 10 06 33 AM
Fees $13 00 Taxes $2,756 50

Davidson County
DEEDWARR
2 pgs

20250902-0069842

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth Guthrie and Laurin Guthrie 128 Zora Dr. NW Cleveland, TN 37311	NEW OWNER	Tax Parcel ID No. 081-16-3E-008.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **12th Ave North Townhomes, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Guthrie and Laurin Guthrie, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of 12th Ave N Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230414-0027444 amended in Instrument No. 20240223-0012532, 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 same property conveyed to 12th Ave North Townhomes, LLC, a Tennessee limited liability company by Warranty Deed from The Trustees of Greater Revelations Missionary Baptist Church, dated May 13, 2022 and recorded May 16, 2022 in Instrument No. 20220516-0056027, Register's Office of Davidson County, Tennessee; and Scrivener's Affidavit of record in Instrument No. 20220523-0059218, said Register's Office.

Being part of the same property conveyed to 12th Ave North Townhomes, LLC, a Tennessee limited liability company by Quitclaim Deed from 12th Ave North Townhomes, LLC, a Tennessee limited liability company, dated April 12, 2023 and recorded April 14, 2023 in Instrument No. 20230414-0027443, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 19, Page 241, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230414-0027444 amended in Instrument No. 20240223-l0012532, 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

Affidavit of Indemnification in Instrument No. 20011116-00125989, Register's Office of Davidson County, Tennessee.

This is improved property located at 1200 B Phillips Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2025.

12th Ave North Townhomes, LLC

BY: _____
Clay Tate, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clay Tate, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Manager of 12th Ave North Townhomes, 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 company by himself as its Manager.

Witness my hand, at office, this 29th day of August, 2025.

_____
Notary Public
My Commission Expires: _____

