Karen Johnson Davidson County
Batch# 1322779 DEEDWARR
09/16/2025 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20250916-0073771

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $412,500.00

Affiant

Subscribed and sworn to me on 09/15/25

NOTARY PUBLIC

My Commission Expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jordan Kerley 1323A Otay St Nashville, TN 37216	**New Owner**	072 10 4X 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TN49 Holdings, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jordan Kerley, an unmarried man, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of HOMES AT 1321 AND 1323 OTAY STREET, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1321 and 1323 Otay Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220405-0039152, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1321 and 1323 Otay Street, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220405-0039152, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to TN49 Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael T. Hull, of record in Instrument No. 20250421-0030054, in the Register's Office of Davidson County, Tennessee, dated April 18, 2025 and recorded on April 21, 2025.

Being the same property conveyed to Michael T. Hull, married, by Quitclaim Deed from Herwigs Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20250414-0028286, in the Register's Office of Davidson County, Tennessee, dated March 21, 2025 and recorded on April 14, 2025.

Being part of the same property conveyed to Herwigs Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Rosemary E. Radford, unmarried, of record in Instrument No. 20220405-0039149, in the Register's Office of Davidson County, Tennessee, dated April 01, 2022 and recorded on April 05, 2022.

This is improved property known as 1323A Otay St, Nashville, Tennessee 37216.

The conveyance of the above-described parcel of land is 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.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she 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 himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 hand this 09/ 5 /25.

TN49 Holdings, LLC,
a Tennessee limited liability company

By: Michael T. Hull
Its: Sole Member

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Michael T. Hull, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member of TN49 Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing for TN49 Holdings, LLC, a Tennessee limited liability company, by himself as Sole Member.

Witness my hand and official seal on 09/ 5 /25.

NOTARY PUBLIC

My Commission Expires: 2/25/2027

Commonwealth of Pennsylvania - Notary Seal
CASI WALTER - Notary Public
Allegheny County
My Commission Expires February 25, 2027
Commission Number 1343599

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **September 5, 2025**.

Date

Alli P

Affiant Signature

9/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County