WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330273 DEEDWARR
10/03/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20251003-0079131

File #25-TL-0605-A

(SEAL)

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha DeWitt and Mark Alec DeWitt	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
605 A James Avenue	**3940 North Ravenswood Avenue**	**090 08 4Q 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTOPHER ADAMS HOLDEN, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SAMANTHA DEWITT AND MARK ALEC DEWITT, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 605A of 605 JAMES AVENUE COMMONS, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 605 JAMES AVENUE COMMONS, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210827-0115904, 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 605 James Avenue Commons, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210827-0115904, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Christopher Adams Holden by Warranty deed from Yellow Ball Development GP, A Tennessee General Partnership, of record in Instrument No. 20220912-0101935 Register's Office for Davidson County, Tennessee, dated September 06, 2022 and recorded on September 12, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE ANNEX, as recorded in Plat Book 332, Page 24.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210827-0115904.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4395, Page 720.
* Charter is recorded for 605 James Avenue Commons Homeowners' Association, Inc., as recorded in Instrument No. 20210827-0115909.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **CHRISTOPHER ADAMS HOLDEN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202510030079129, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **TORI HART**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202510030079130, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **605 A James Avenue, Nashville, TN 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st day of October, 2025.

Christopher Adams Holden by John Bishop, Attorney in Fact

Christopher Adams Holden by John Bishop, Attorney-in-Fact

Tori Hart by John Bishop, Attorney in Fact

Tori Hart by John Bishop, Attorney-In-Fact

***TORI HART**, spouse of **CHRISTOPHER ADAMS HOLDEN**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **TORI HART** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CHRISTOPHER ADAMS HOLDEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CHRISTOPHER ADAMS HOLDEN**.

Witness my hand and official seal this **1st** day of **October, 2025**.

Notary Signature
My Commission Expires: 11.3.25

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **TORI HART**, and who acknowledged he/she/they executed the same as the free act and deed of the said **TORI HART**.

Witness my hand and official seal this **1st** day of **October, 2025**.

Notary Signature
My Commission Expires: 11.3.25

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

True Copy Certification

I, **Tammy Carney,** 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 this the 1st day of October, 2025.

Affiant Signature

Date 10.1.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

