WARRANTY DEED

Karen Johnson Davidson County
Batch# 1332052 DEEDWARR
10/08/2025 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20251008-0080436

File #25-DW-0210-104

(SEAL)
KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: 07/02/29

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)
Alden Horton, III	**NEW OWNER**	
(NAME)	(NAME)	
208 30th Ave N		**104 02 2K 104.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

2400VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

ALDEN HORTON, III,

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 104 of Lofts at 30th, a Condominium Development established pursuant to the provisions of the Tennessee Condominium Act of 2008, T.C.A. §§ 66-27-201, et seq., under the Declaration of Lofts at 30th, of record in Instrument No. 20211208-0162910, as amended in Instrument Nos. 20211221-0168471; 20220411-0041810; 20220414-0043523; and 20250718-0056877, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to 2400VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Special Warranty Deed from 30th Core, LLC, a Tennessee limited liability company, of record in Instrument No. 20220411-0041521, in the Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 11, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.W. CRANDALL'S SUBDIVISION OF LOT NO. 39, BOYD'S COCKRILL SPRING TRACT, as recorded in Plat Book 161, Page 102.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211208-0162910, and amended in Instrument No. 20211221-0168471; Instrument No. 20220411-0041810 and Instrument No. 20220414-0043523 and Instrument No. 20250718-0056877.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20080722-0074912.
* Easement recorded in Instrument No. 20130517-0050160.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080722-0074853.
* Common Open Space Deed recorded as Instrument No. 20220919-0104306.
* Property Modifications recorded as Instrument No. 20080725-0076363.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **210 30th Avenue North, #104, Nashville, TN 37203**.

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 3rd day of October, 2025.

2400Ventures, LLC, a Tennessee Limited Liability Company

By: MD

Mark Deutschmann, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Mark Deutschmann, Member of 2400Ventures, 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 Member of 2400Ventures, LLC, the within named bargainor, a Limited Liability Company, and that such Mark Deutschmann, Member of 2400Ventures, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Davidson County, Tennessee, this 3rd day of October, 2025.

C. Loy Carney

Notary Signature

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Printed Name:_____

My commission expires:

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 10/03/2025.

John Cobb Rochford

Date: 10/03/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 10/03/2025.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29