Karen Johnson Davidson County
Batch# 1337304 DEEDWARR
10/22/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251022-0084298

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 1/24/2026 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED THOUSAND AND 00/100 ($400,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
OZARK EQUITY LLC (NAME)	**NEW OWNER** (NAME)	**081 07 2W 001.00**
1917 9TH AVENUE NORTH, #A NASHVILLE, TN 37208 (ADDRESS)	**2419 BRANCH STREET, B NASHVILLE, TN 37216** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of October, 2025, the undersigned, **DAVID AUSTIN, A SINGLE MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **OZARK EQUITY LLC, A MISSOURI LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1917 9TH AVENUE NORTH, #A, NASHVILLE, TN 37208** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1917A of RESIDENCES AT 1917 9TH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing RESIDENCES AT 1917 9TH AVENUE NORTH, a Horizontal Property Regime, of record in Instrument No. 20190716-0069216, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to David Austin, by Quit Claim deed from Joe Austin, of record in Instrument No. 20180921-0094003, in the Register's Office of Davidson County, Tennessee, dated September 17, 2018 and recorded on September 21, 2018.

Being a part of the same property conveyed to Joe H. Austin, and wife, Martha Lee Austin, by Installment Deed from Elizabeth Watson, of record in Book 4807, Page 421, in the Register's Office of Davidson County, Tennessee, dated April 17, 1974 and recorded on April 19, 1974. The said Martha Lee Austin died on February 01, 1999, leaving Joe H. Austin as surviving tenant by the entirety.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 21st day of October, 2025.

GRANTOR: DAVID AUSTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DAVID AUSTIN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 21st day of October, 2025.

Notary Public

11/08/2028
My Commission Expires

PATRICK HUNTER STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 October 21, 2025

Affiant Signature

October 21, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 21 day of October, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY