Karen Johnson Davidson County
Batch# 1361662 DEEDWARR
12/29/2025 08:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,451.90
20251229-0102331

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392405.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jeremy H Cherry, Atty
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

File No.: **37423**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
THOMAS MARTIN WILLIAMS AND ADRIENE WILLIAMS	NEW OWNER	104-11-2C-002.00-CO
(NAME) 13 Northwood Avenue	(NAME)	
(ADDRESS) Jackson, TN 38301	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **2129 ACKLEN AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS MARTIN WILLIAMS AND ADRIENE WILLIAMS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved [ ]This is improved [X]property, known as 2129 Acklen Avenue, Unit 2, Nashville, TN 37212

(House No.) (Street) (City or Town (Postal Zip)

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 or heir heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his or her 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.

1. Davidson County property taxes for the year 2025 prorated by the parties and assumed by the Grantee(s), and subsequent years taxes and assessments.

2. All matters shown on the Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20241025-0083148, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants running with the land of the Nashville Housing Authority in the University Center Urban Renewal Area - One of record in Book 4626, Page 719, in the Register's Office for Davidson County, Tennessee.

5. Restrictions running with the University Center Urban Renewal Area - One of record in Book 10737, Page 558, in the Register's Office for Davidson County, Tennessee

6. Any and all zone regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Witness our hands this 29th day of December, 2025.

2129 Acklen Ave, LLC, a Tennessee limited liability company

BY: _____

Austin Matthew Triplett, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2025, before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Austin Matthew Triplett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 2129 Acklen Ave, 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 limited liability company by himself as Manager.

_____
Notary Public

My Commission Expires: 3-25-2029

APRIL PADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Acklen Square Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Acklen Square Townhomes, a Horizontal Property Regime with Private Elements, at Instrument No. 20241025-0083148, 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 a portion of the same property conveyed to 2129 Acklen Ave, LLC, a Tennessee limited liability company, by Special Warranty Deed from Damon W. Byrd, Trustee of the Allison C. Byrd Living Revocable Trust, of record in Instrument No. 20221014-0112986, Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded on October 14, 2022, and Scrivener's Affidavit recorded on October 24, 2022 of record in Instrument No. 20221024-0115361, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Holly A. Mason, 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 December 16, 2025.

Affiant Signature

12/16/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of December, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026