Karen Johnson Davidson County
Batch# 1366086 DEEDWARR
01/06/2026 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,476.23
20260106-0000853

Warranty Deed

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $669,250.00. Affiant Subscribed and sworn to before me, this the 22nd day of December, 2025. Notary Public My commission expires: 9/15/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jillian C. Balser	New Owner(s)	104-11-0Y-008.00-CO
2003 Convent Place unit 8		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CONVENT PLACE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JILLIAN C. BALSER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 8 of Convent Place Townhomes, a Planned Unit Development established pursuant to the provisions of the Tennessee Horizontal Property Act, as the same is set out in Section 66-27-101, et. seq. of Tennessee Code Annotated, under the Master Deed establishing Convent Place Townhomes of record in Instrument Number 20130226-0019262,as amended in Instrument No.20250314-0019028 and Instrument No. 20250620-0048571 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 Units being depicted on Exhibit "C" to said Master Deed.

Being a portion of the same property conveyed to Leonard Amdur by Special Warranty Deed from Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company of record in Instrument No. 20150318-0023247 Register's Office for Davidson County, Tennessee, dated March 17, 2015 and recorded on March 18, 2015.

Being a portion of the same property conveyed to Convent Place Partners, a Tennessee general partnership by General Warranty Deed from Leonard Amdur, a married man of record in Instrument No. 20250203-0007996 Register's Office for Davidson County, Tennessee, dated January 15, 2025 and recorded on February 03, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2003 Convent Place unit 8, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of December, 2025.

Convent Place Partners, GP, a Tennessee Partnership

By: _____
Quinton Horner, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Quinton Horner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signor of Convent Place Partners, GP, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2025.

Sarah Hazlewood
Notary Public

My Commission Expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 12/22/25.

Affiant Signature – Joshua A. Terry

1/5/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/5/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27