Karen Johnson Davidson County
Batch# 1455799 DEEDWARR
08/05/2026 10:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,298.70
20260805-0071940

WARRANTY DEED

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00.

Affiant

Subscribed and sworn to me on July 31, 2026

Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37562

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Brian Walker Garcia 2140 Byrum Avenue, Unit 315 Nashville, TN 37203	SAME ADDRESS AS NEW OWNER	- 105-11-2P-073.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 2126 Byrum Ave., LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Brian Walker Garcia, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium Unit(s) located in Davidson County, Tennessee, being Unit #315, together with the appurtenant interest in the common elements of 83 Freight Condominiums established by The Declaration of record in Instrument No. 20250415-0028875 and amended in Instrument No. 20250609-0045235 and Instrument No. 20250820-0066756 and corrected in Instrument No.20260527-0047851, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "D" attached to the aforementioned Declaration.

Being a portion of the same property conveyed to 2126 BYRUM AVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 83 FREIGHT, A TENNESSEE GENERAL PARTNERSHIP, of

record in Instrument No. 20250609-0045236 and Instrument No. 20250609-0045237, dated June 5, 2025, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 161, page 44 and Instrument No. 20180910-0089675, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for 83 Freight, a Condominium Development, a Horizontal Property Regime with Private Elements of record in Instrument No. 20250415-0028875 and amended in Instrument No. 20250609-0045235 and Instrument No. 20250820-0066756 and corrected in Instrument No. 20260527-0047851, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20171023-0108244, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4041, page 201, said Register's Office.

6. Grant of Easement to ComCast Cable Communications Management, LLC of record in Instrument No. 20211207-0161832, said Register's Office.

7. Right-of-Way Easement of record in Book 1334, page 69, said Register's Office.

8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2140 Byrum Avenue, Unit 315, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand on July 31, 2026.

2126 BYRUM AVE LLC, A TENNESSEE
LIMITED LIABILITY COMPANY:

By: _____
J. Walker Lewis, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared J. Walker Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the Authorized Representative of 2126 Byrum Ave., LLC, the within named bargainor, and that he/she as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Authorized Representative.

Witness my hand, at office, on July 31, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

37562

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 July 31, 2026 (date of document).

Affiant Signature

August 3, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

