255,000

WARRANTY DEED

STATE OF ~~TENNESSEE~~ NEW JERSEY (L.S.)
COUNTY OF ~~DAVIDSON~~ PASSAIC (L.S.)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Laura J Sabo
Notary public of New Jersey
Commission ID# 2433404
Commission Expires 6/1/25

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cecilia Babia Sheridon	Cecilia Babia Sheridon	117030H341 CO
(NAME)	(NAME)	
2600 Hillsboro Pike, Unit 341	2600 Hillsboro Pike, Unit 341	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 242729 **DEEDWARR**
06/13/2019 09:45:02 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20190613-0056774

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 considerations, the receipt of which is hereby acknowledged, I/we **MAX40, LLC, A New Jersey Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cecilia Babia Sheridon and Philip Robert Sheridon, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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 341, and Garage G47, on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 and Instrument No. 200609190116052, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Max40, LLC, a New Jersey limited liability company by Warranty Deed from Dawn L. Bogic, unmarried dated 05/22/2018, recorded 05/24/2018 of record in Instrument No. 20180524-0050050, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 1. Taxes for 2019 and subsequent years, a lien not yet due and payable; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20051005-0119789, Amendment to Master Deed of record in Instrument No. 20060210-0016562, Second Amendment to Master Deed of record in Instrument No. 20060919-0116052, in the Register's Office for Davidson County, Tennessee; Ingress Easement contained in Warranty Deed of record in Book 4471, Page 856, Book 4671, Page 512, Book 4749, Page 468, in the Register's Office for Davidson County, Tennessee; Ingress Easement contained in Final Judgment of record in Book 6502, Page 162, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Instrument No. 20060406-0039476, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed of record in Instrument No. 20070919-0111937, Scrivener's Affidavit of record in Instrument No. 20071002-0117298, in the Register's Office for Davidson County, Tennessee; Charter of the Enclave at Hillsboro Village Condominium Association, Inc., of record in Instrument No. 20050926-0115605 and re-recorded of record in Instrument No. 20050928-0116816, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SR-19-2600-341

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2600 Hillsboro Pike, Unit 341, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (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(S), his/her/their 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), his/her/their 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.

Effective the 31st day of May, 2019.

MAX40, LLC

By: Levent Temiz, Manager

State of NEW JERSEY
County of PASSAIC

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Levent Temiz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager of MAX40, LLC, the within named bargainor, a New Jersey Limited Liability Company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of May, 2019.

Notary Public: Laura J Sabo
Notary public of New Jersey
Commission ID# 2433404
My Commission Expires: ~~Commission Expires 6/1/23~~

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

