WARRANTY DEED

Karen Johnson Davidson County
Batch# 413740 DEEDWARR
06/12/2020 09:58:41 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20200612-0060265

Y-C-20-1204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jay Edmund Sulek and Mariam Laura Sulek	**New Owner**	
(NAME)	(NAME)	**093-13-0P-001.00-CO**
1204A Sigler Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **1204A SIGLER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY EDMUND SULEK AND MARIAM LAURA SULEK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit A, of 1204 Sigler Street Townhomes, as established in Declaration of Covenants, Conditions and Restrictions for 1204 Sigler Street Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140305-0018645, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to 1204A Sigler, LLC, a Tennessee limited liability company by Warranty deed from Radnor Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20150210-0012346 Register's Office for Davidson County, Tennessee, dated February 06, 2015 and recorded on February 10, 2015.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4470, Page 102, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140305-0018645, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1204A Sigler Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 8th DAY OF JUNE, 2020.

1204A Sigler, LLC

BY: _____
Doug Mark
Member

BY: _____
Peter Allen
Member

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUG MARK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 1204A SIGLER, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of June, 2020.

_____
Notary Public
My Commission Expires: 5, 11, 2024
(SEAL)

AFSHIN KHODDAM
Notary Public - California
Los Angeles County
Commission # 2328029
My Comm. Expires May 11, 2024

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER ALLEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 1204A SIGLER, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of June, 2020.

_____
Notary Public
My Commission Expires: 5, 11, 2024
(SEAL)

AFSHIN KHODDAM
Notary Public - California
Los Angeles County
Commission # 2328029
My Comm. Expires May 11, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212