THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031152** Karen Johnson Davidson County Batch# 552061 DEEDWARR 01/12/2021 07:42:13 AM 2 pgs Fees: $13.00 Taxes: $4,717.50 20210112-0004897	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00. Affiant Subscribed and sworn to before me, this 8th day of January, 2021. Notary Public My Commission Expires: J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Lukas Kunin c/o Jordan Janes 100 S Brentwood Blvd St. Louis, MO 63105	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-15-2E-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glen Echo Partners, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lukas Kunin, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1734 on the plan of Homes At Glen Echo, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes At Glen Echo, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190122-0006137, amended in Instrument No. 20200812-0089559, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to CHRISTOPHER FARRAN, by deed from ALBERTA N. MARTIN, AS CO-TRUSTEE AND HENRY E. MARTIN, II AS SUCCESSOR CO-TRUSTEE OF THE HENRY E. AND ALBERT N. MARTIN REVOCABLE LIVING TRUST DATED AUGUST 6, 2003, of record in Instrument No. 20161205-0127142, dated December 1, 2016, said Register's Office.

Being further conveyed to GLEN ECHO PARTNERS, LLC by deed from CHRIS FARREN (AKA CHRIS FARRAN) of record in Instrument No. 20170117-0004884, dated January 17, 2017, said Register's Office.

This is improved property known as 1734 Glen Echo Road, Nashville, TN 37215.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-15-2E-002.00 CO.

Matters shown on the Plan of record in Instrument No. 20180503-0042419, said Register's Office.

Matters shown on the Plan of record in Plat Book 1424, page 52, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20181218-0123030, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20190122-0006137 and amended in Instrument No. 20200812-0089559, said Register's Office.

This is improved property located at 1734 Glen Echo Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 2021.

Glen Echo Partners, LLC

Authorized Agent

By: Shira Kingrey, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Glen Echo Partners, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand, at office, this 8th day of January, 2021.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____