Warranty Deed

Karen Johnson Davidson County Batch# 555651 DEEDWARR 01/15/2021 02:57:30 PM 3 pgs Fees: $18.00 Taxes: $1,665.00 20210115-0007318	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 15th day of January, 2021. Notary Public My commission expires: 11-6-23

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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:
John Stanton Cole	New Owner(s)	083-07-1C-002.00-CO
803 B Washington Avenue		
Nashville, TN 37201		

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, **BOLDER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN STANTON COLE, AN UNMARRIED MAN**, 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 803B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 803 Washington Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191230-0134180, Register's Office for Davidson County, Tennessee, being show on Plat attached thereto as Exhibit to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel Greene by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability of record in Instrument No. 20181029-0106844 Register's Office for Davidson County, Tennessee, dated October 17, 2018 and recorded on October 29, 2018.

Being the same property conveyed to Bolder Development LLC, a Delaware Limited Liability Company by Warranty deed from Joel Greene, a married man of record in Instrument No. 20191230-0134178 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 30, 2019.

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

The address of the herein described property is believed to be 803 B Washington Avenue, Nashville, TN 37201, 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 15th day of January, 2021.

Bolder Development LLC, a Delaware Limited Liability Company

By: _____ SOLE MEMBER
Sinan Dursun, Sole Memeber

STATE OF VIRGINA
COUNTY OF FAIRFAX

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sinan Dursun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Builder Development, LLC, a Delaware Limited Liability Company, and that he, 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 ~~15th~~ 14th day of January, 2021.

_____
Notary Public CYNTHIA S TRAN

My Commission Expires: 01-31-2024

My comm. Number 7862082

CYNTHIA S TRAN
Notary Public
Commonwealth of Virginia
Registration No. 7862082
My Commission Expires Jan 31, 2024

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON