THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,900.00 Affiant Subscribed and sworn to before me, this 29th day of January, 2021. Notary Public My Commission Expires: 05-09-23

Karen Johnson Davidson County
Batch# 565786 DEEDWARR
02/01/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20210201-0014589

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

WARRANTY DEED

Address New Owner: James Keith Fleming Jr. 806 Olympic St., Unit 311 Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 105-02-3F-311.00.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **806 OLYMPIC, LLC, A MICHIGAN LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JAMES KEITH FLEMING, JR., AN UNMARRIED MAN** ("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. 311, together with Parking Space #45, and the appurtenant interest in the common elements of Alina, a Condominium, a horizontal property regime established by Declaration of Condominium of record in Instrument No. 20200415-0039348, as amended and/or supplemented as Instrument Nos. 20200609-0058742, 20200721-0079746, 20200727-0082071, 20200827-0097047, 20200827-0097052, and 20201030-0127250, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Declaration.

Being a portion of the same property conveyed to 806 OLYMPIC LLC, A MICHIGAN LIMITED LIABILITY COMPANY, by deed from KIMBERLY R. DANO, TRUSTEE OF THE DANO FAMILY INVESTMENT SERVICES TRUST, of record as Instrument No. 20181218-0122973, dated December 18, 2018, said Register's Office.

This is unimproved property commonly known as: **806 Olympic St., Unit 311 Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that it has 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 Grantee, his 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 29th day of January, 2021.

806 OLYMPIC, LLC

Meg Epstein , Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MEG EPSTEIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of 806 OLYMPIC, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 29th day of January, 2021.

Notary Public
My Commission Expires: _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23