THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 571577 DEEDWARR
02/10/2021 09:24:01 AM 2 pgs
Fees: $13.00 Taxes: $1,224.33

20210210-0018780

STATE OF TN)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $330,900.00

Elizabeth Oldano
Affiant

Subscribed and sworn to before me, this 5th day of February, 2021.

Carrie Borden
Notary Public
My Commission Expires: 12/6/21

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Taylor F. Piranian 806 Olympic St., Unit 203 Nashville, TN 37203	New Owner	Tax Parcel ID No. 105-02-3F-203.00 CO

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 **TAYLOR F. PIRANIAN, A SINGLE PERSON** ("Grantee"), her 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. 203, together with 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 203 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, her 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, her 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 5th day of February, 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 5th day of February, 2021.

MARIAH GRACE KERBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Mariah G. Kerby
Notary Public
My Commission Expires: _____