Karen Johnson Davidson County
Batch# 573932 DEEDWARR
02/12/2021 11:51:21 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20210212-0020319

WARRANTY DEED	STATE OF TENNESSEE 2021-574 COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00. (Affiant) Sworn to and subscribed before me this 8th day of February, 2021. Notary Public My commission expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY:
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Kara Nikol Sheridan (NAME)	NEW OWNER (NAME)	**081-03-3Q-002.00CO**
2120 15th Ave N (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **2118 15th Ave N General Partnership, a Tennessee Partnership,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kara Nikol Sheridan,** an unmarried woman "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee beingUnit B of 2120 15th Avenue North Townhomes, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20200117-0006392, Register's Office for said County, to which plan reference is hereby made for a more complete description of said unit, together with the said Unit's appurtenant undivided interest in the general and limited common elements of the said horizontal property regime.

Being part of the same property conveyed to 2118 15th Ave. N. General Partnership, a Tennessee General Partnership by deed from Eric S. Moss, of record in Instrument No. 20200124-0008825, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2120 15th Ave. N, Nashville, TN 37208

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2021 and subsequent years, a lien not due and payable; New Map/Parcel for tax year 2021: 081-03-3Q-002.00CO, (7) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions With Private Elements, including By-Laws, Plan, and Attorneys Opinion, of 2120 15th Avenue North Townhomes of record in Instrument No. 20200117-0006392, said Register's Office, and (8) Charter of 2120 15th Avenue North Townhomes Homeowners' Association Inc. of record in Instrument Number 20200117-0006393, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JMSDB21 2120

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of February, 2021.

2118 15th Ave N General Partnership,
a Tennessee General Partnership

By: _____
Eric S. Moss, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Jeffrey Poliakoff, 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 Managing Member of JPI, LLC, the within named bargainor, a Limited Liability Company, and that such Jeffrey Poliakoff as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of February, 2021.

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

_____
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022