Karen Johnson Davidson County
Batch# 580083 DEEDWARRSP
03/01/2021 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $2,263.66
20210301-0025089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $611,800.00.

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2021.

Notary Public

My commission expires: 6.19.22

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owner(s):	Address of Mortgagee for tax bills if applicable:	Information for Reference Purposes:
Avoca, LLC, a Tennessee limited liability company	New Owner	**093132A00400CO**
2400 Sunset		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

1000 Division Street, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Avoca, LLC, a Tennessee limited liability company

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:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. Unit 203 of 1000 Division Street Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of record on Exhibit C to the Master Deed of 1000 Division Street Condominiums, of record Instrument Number 20160928-0102220, as amended in Instrument Number 20170818-0085326 and Instrument Number 20171005-0102601, Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being a portion of the same property conveyed to 1000 Division Street, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Michael G. Lindseth, Jr., a Tennessee resident of record in Instrument No. 20140627-0056694 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on June 27, 2014.

Being a portion of the same property conveyed to 1000 Division Street, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Michael G. Lindseth, Jr., a Tennessee resident of record in Instrument No. 20141028-0099502 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 28, 2014.

This conveyance is subject to: (1) The following matters of record in the Register's Office for Davidson County, Tennessee: Easement Agreement of record in Instrument Number 20150116-0004695; Shoring Easement Agreement of record in Instrument Number 20150318-0023427; Agreement for Dedication of Pedestrian Easement of record in Instrument Number 20150318-0023428; Grant of Easement of record in Instrument Number 20170921-0096813; Master Deed of record in Instrument Number 20160928-0102220, as amended in Instrument Number 20170818-0085326 and Instrument Number 20171005-0102601;

Charter of record in Instrument Number 20160928-0102256 (2) real property taxes for the year of closing (prorated) and subsequent years; (3) all matters that would be disclosed by an accurate survey and inspection of the Property; (4) zoning and setback requirements; and (5) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.

This is improved (X) unimproved (_) property known as:1002 Division Street, Unit 203, Nashville, TN 37203.

[signature and notary acknowledgement appears on the following page]

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

FEB. 19 RAR

WITNESS MY/OUR HANDS EFFECTIVE AS OF ~~31st day of January~~, 2021:

1000 Division Street, LLC,
a Tennessee limited liability company

By: Mainland Asset Management, LLC,
Its: Manager

By: _____

Its: MANAGER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, KENNETH M LARISH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be MANAGER of Mainland Asset Management, LLC, a Tennessee limited liability company, the Manager of 1000 Division Street, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name as such MANAGER of Mainland Asset Management, LLC, a Tennessee limited liability company, as Manager of 1000 Division Street, LLC, a Tennessee limited liability company, the said Grantor.

Witness my hand, at office, this the FEB. 19 RAR ~~31st day of January~~, 2021.

My Commission Expires: 5/18/21

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20201746DJC0205

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023