WARRANTY DEED

Karen Johnson Davidson County
Batch# 591310 DEEDWARR
03/12/2021 03:37:13 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20210312-0033552

MJ-ALINA-21-0305

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 THE 10th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy M. Seitz Revocable Living Trust **Matthew J. Seitz Revocable Living Trust**	**New Owner**	
(NAME) **806 Olympic Street Unit 305**	(NAME)	**105-02-3F-305.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **806 OLYMPIC LLC, A MICHIGAN LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW J. SEITZ, TRUSTEE OF THE MATTHEW J. SEITZ REVOCABLE LIVING TRUST DATED MARCH 10, 2014 AND AMY M. SEITZ, TRUSTEE OF THE AMY M. SEITZ REVOCABLE LIVING TRUST DATED MARCH 10, 2014,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 305 of The Alina, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Alina, of record in Instrument Number 20200415-0039348 and First Amendment Instrument Number 20200609-0058742, and Instrument No. 20200721-0079746, Instrument No. 20200727-0082071 and Instrument No. 20200827-0097052 and Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Together with the special rights to use the limited common elements as set out in the Declaration of Condominium for Alina, a Condominium and certain parking space number 42C.

Being a portion of the same property conveyed to 806 Olympic, LLC, a Michigan Limited Liability Company by Special Warranty deed from Kimberly R. Dano, Trustee of the Dano Family Investments Services Trust of record in Instrument No. 20181218-0122973 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 18, 2018.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 94, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200415-0039348 and First Amendment Instrument Number 20200609-0058742 and Instrument No. 20200721-0079746, Instrument No. 20200727-0082071 and Instrument No. 20200827-0097052 and Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977, Register's Office for Davidson County, Tennessee.
- Bylaws of record in Instrument Number 20200827-0097047, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 4579, Page 874, in the Register's Office for

Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-way of record in Instrument Number 20190207-0011860, in the Register's Office for Davidson County, Tennessee.
- Declaration Restriction of Stormwater Recorded on August 27, 2020 in Instrument 20200827-0097543, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **806 Olympic Street Unit 305, Nashville, Tennessee 37203**.

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 whomsoever. 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.

Witness my/our hand(s) this the 10th DAY OF MARCH, 2021.

806 Olympic, LLC, A Michigan Limited Liability Company

BY: _____
Megan A. Epstein
Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN A. EPSTEIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED REPRESENTATIVE of 806 OLYMPIC LLC, A MICHIGAN LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED REPRESENTATIVE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of March, 2021.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212