WARRANTY DEED

Karen Johnson Davidson County
Batch# 592292 DEEDWARR
03/15/2021 03:04:07 PM 2 pgs
Fees: $13.00 Taxes: $1,020.83

20210315-0034162

MJ-SB-ALINA-21-806-205

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 $275,900.00.

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)
Gianna M. Cavallo and Sean Haramija	**New Owner**	
(NAME) **806 Olympic St #205**	(NAME)	**105-02-3F-205.00CO**
(ADDRESS) **Nashville, TN 37203**		
(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 **GIANNA M. CAVALLO AND SEAN HARAMIJA, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 205 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 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 P-34.

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 Investment 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 21, Page 94 and Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200415-0039348, amended in Instrument No. 20200609-0058742, amended in Instrument No. 20200721-0079746, amended in Instrument No. 20200727-0082071, amended in Instrument No. 20200827-0097052, amended in Instrument No. 20200827-0097047, amended in Instrument No. 20200103-0127250, amended in 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.
- Restriction fro Storm Water Facilities and Systems of record in Instrument Number 20200827-0097543, in the Register's Office for Davidson County, Tennessee.
- Easements retained by Metropolitan Government of Nashville and Davidson County in Ordinance of record in Book 98, Page 1235, in the Register's Office for Davidson County, Tennessee.

and Book 6236, Page 263, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Right of Way of record in Instrument Number 20190207-0011860, in the 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 St #205, 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

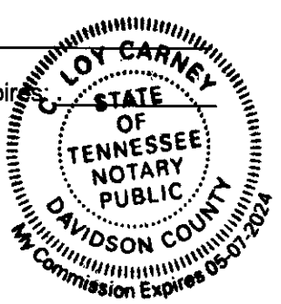
BY:_____
Megan A. Epstein
Authorized Representative

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)



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