RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115281

Karen Johnson Davidson County
Batch# 602810 DEEDWARR
03/30/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,078.40
20210330-0041481

WARRANTY DEED

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $832,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2021.

NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andromeda Solutions, LLC 2000 Mallory Lane, Ste. 130 Franklin, TN 37067	Same address as new owner	Unit 1: 091-10-0L-001.00 Unit 2: 091-10-0L-002.00

FOR AND IN CONSIDERATION of the sum of Eight Hundred Thirty Two Thousand and 00/100 Dollars ($832,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CORED, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ANDROMEDA SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 1 & 2 of 516 Snyder Cottages, a Horizontal Property Regime with Private Elements, as shown by plan of record at Exhibit "B" of Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20160316-0025041, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CORED, LLC from Astercor Group, LLC by Quitclaim Deed dated February 13, 2017 and recorded March 1, 2017 in Instrument #20170301-0020286, said Register's Office.

The address of the herein described property is believed to be 516A & 516B Snyder Avenue, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plan of Snyder Cottages, a Horizontal Property Regime with Private Elements, as shown by plan of record at Exhibit "B" of Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20160316-0025041; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 22nd day of March, 2021.

CORED, LLC

BY: _____
DANIEL UFFORD, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Montgomery

On this the 22nd day of March, 2021, before me, appeared Daniel Ufford, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of CORED, LLC, a Tennessee Limited Liability Company and that said instrument was signed on behalf of said CORED, LLC, and said officer acknowledged said instrument to be the free act and deed of said CORED, LLC.

WITNESS my hand and seal, this the 22nd day of March, 2021.

ANGELINA NACCA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public

Angelina Nacca
Printed Notary Name

My commission expires: 8/12/2024

True Copy Certification

I, **Jennifer L. Pennell**, 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 document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022