WARRANTY DEED

Karen Johnson Davidson County
Batch# 616052 DEEDWARR
04/15/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,009.10
20210415-0050688

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $543,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day April 2021.

Notary Public

MY COMMISSION EXPIRES: 2/12/23

(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Sheehan	DAS Acquisition Company, LLC	082090I00100CO
5108 (NAME) Fountainhead Dr ~~312 Taylor Street~~	(NAME) 12140 Woodcrest Executive, Ste 150	
(ADDRESS) Brentwood TN 37027 ~~Nashville, TN 37208~~	(ADDRESS) St. Louis, MO 63141	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Adina Kruppa**, **married**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Scott Sheehan and Oceana Sheehan, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 1 of Corner Grocery Condos, 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 Corner Grocery Condos of record in Instrument Number 20050131-0011267, 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 "B" to said Master Deed; together with a percentage interest in the common elements and as set forth in said Master Deed.

Being the same property conveyed to Adina Kruppa, married by Warranty Deed from Christopher Poore, unmarried and Linda L. McNeely, unmarried, dated 01/19/2018 and recorded 01/22/2018, of record in Instrument 201801220006284, Register's Office for Davidson County, Tennessee. Andrew Kruppa joint to convey any and all interest he may have in said property.

This conveyance subject to All matters shown on the plat of record in Plat Book 57, Page 38, Covenants, conditions, easements and restrictions recorded in Instrument 200501310011267, Charter of Corner Grocery Condominiums Association, Inc record in Instrument 200501310011266, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 312 Taylor Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 11 day April 2021.

Adina Kruppa

Andrew Kruppa

State of OHIO
County of FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adina Kruppa and Andrew Kruppa, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11 Day April 2021.

Notary Public:
My Commission Expires: 3-14-23

NOTARY PUBLIC STATE OF OHIO

ROGER RILL
Notary Public, State of Ohio
My Commission Expires
March 14, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY