Karen Johnson Davidson County
Batch# 617264 DEEDWARR
04/16/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20210416-0051511

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210334014

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: $1,500,000.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2021.

Notary Public
My Commission Expires: 4-13-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
DEROSE Properties LLC 2128, 2130, 2132 9th Ave N Nashville TN 37208	New Owner	Tax Parcel ID No. 081 03 4A 011.00. (Unit 11) 081 03 4A 012.00. (Unit 12) 081 03 4A 013.00. (Unit 13)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DEROSE Properties LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units No(s). 11, 12, 13 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, as Recorded in Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, Register's Office for Davidson County, Tennessee. To which plat reference is made for a more accurate description.

Being the same property conveyed to Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017, by Warranty Deed from Domus Builders, LLC, of record in Instrument No. 20181003-0098241, in the Register's Office of Davidson County, Tennessee, dated September 27, 2018 and recorded on October 03, 2018. (as to Unit 11)

Being the same property conveyed to Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017, by Warranty Deed from Domus Builders, LLC, of record in Instrument No. 20181003-0098239, in the Register's Office of Davidson County, Tennessee, dated September 27, 2018 and recorded on October 03, 2018. (as to Unit 12)

Being the same property conveyed to Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017, by Warranty Deed from Domus Builders, LLC, of record in Instrument No. 20181003-0098238, in the Register's Office of Davidson County, Tennessee, dated September 27, 2018 and recorded on October 03, 2018. (as to Unit 13)

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Buena Vista, as recorded in Plat Book 57, Page(s) 26.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170410-0035027, as amended in Instrument No(s). 20180621-0060111 and 20180723-0071653 and corrected by Scrivener's Affidavit of record in Instrument No. 20200326-0032892.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160404-0031746.

Easement recorded in Book 3344, Page 644 (copy not available), Book 5380, Page 715 and Instrument No. 20180730-0073901.

This is improved property located at 2128, 2130 and 2132 9th Avenue N, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2021.

The Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017

By: _____
Andrew Winchek, Co-Trustee

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Winchek, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Trustee of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25th day of March, 2021.

AIDA Q. TORRES
Notary Public - California
Contra Costa County
Commission # 2234735
My Comm. Expires Mar 18, 2022

_____
Notary Public

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