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Karen Johnson Davidson County
Batch# 622711 DEEDWARRSP
04/26/2021 03:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20210426-0055493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2021.

Notary Public

My commission expires: 5/18/24

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

# SPECIAL WARRANTY DEED

| Address of New Owner(s): | Address of Mortgagee for tax bills if applicable: | Information for Reference Purposes: |
|---|---|---|
| **2014 Dan Mitchell Frankum Trust** | NEW OWNER | **105-09-1H-001-00** |
| DS CSF **769 Darden Place** | | |
| **Nashville, TN 37205** | | |

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, WE,

**Mainland Belmont, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**2014 Dan Mitchell Frankum Trust, Chrissy Shaffer Frankum, Trustee**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 101, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Mainland Belmont, LLC, a Tennessee limited liability company by quitclaim deed from Special Olympics Tennessee, a Tennessee non-profit corporation of record in Instrument No. 20141219-0116511 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014. Said quitclaim contains an erroneous reference to Book 4175, page 50, and the correct reference is Book 4715, page 50. (Value of consideration shown in aforementioned deed $0.)

Being part of the same property conveyed to Mainland Belmont, LLC, a Tennessee limited liability company by special warranty deed from Special Olympics Tennessee, a Tennessee non-profit corporation of record in Instrument No. 20141219-0116510 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014. (Value of consideration shown in aforementioned deed $2,000,000.00.)

This conveyance is subject to: (1) The following matters of record in the Register's Office for Davidson County, Tennessee: Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150723-0072512; Public Street ROW and Pedestrian Access Easement of record in Instrument Number 20151216-0126629; Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20180207-0012292; Restrictions of record in Book 5691, Page 766; Restrictions in the Urban Renewal Plan for the Edgehill Urban Renewal Project of record in Book 4220,

Page 723; all matters shown on the Plan of record in Plat Book 332, Page 65, and Book 4715, Page 50; Charter of Edgehill Estates Homeowners Association, Inc. of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee; HOA Charter of record in Instrument Number 20181119-0113921 and 20181121-0114809; Master Deed of record in Instrument Number 20181119-0113627, amended in Instrument Number 20181128-0116220 and in 20190226-0017434; (2) real property taxes for the year of closing (prorated) and subsequent years; (3) all matters that would be disclosed by an accurate survey and inspection of the Property; (4) zoning and setback requirements; and (5) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.

This is improved (X) unimproved (_) property known as:1910 12th Avenue South, Nashville, TN 37203.

[signature and notary acknowledgement appears on the following page]

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 claiming the same by, through, or under the GRANTOR but no further or otherwise. 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 HANDS EFFECTIVE AS OF 23rd day of April, 2021:

Mainland Belmont, LLC,
a Tennessee limited liability company

By: Mainland Asset Management, LLC,
Its: Manager

By: _____
Kenneth M. Larish, Manager

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**STATE OF TENNESSEE** )
)
**COUNTY OF** DAVIDSON )

**LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Kenneth M. Larish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Manager of Mainland Asset Management, LLC, a Tennessee limited liability company, the Manager of Mainland Belmont, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name as such Manager of Mainland Asset Management, LLC, a Tennessee limited liability company, as Manager of Mainland Belmont, LLC, a Tennessee limited liability company, the said Grantor.

Witness my hand, at office, this the 23rd day of April, 2021.

My Commission Expires: 5/18/24

_____
Notary Public

20211354DCC0101

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**True Copy Certification**

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023