THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333695** Karen Johnson Davidson County Batch# 637679 **DEEDWARR** 05/17/2021 12:32:17 PM 2 pgs Fees: $13.00 Taxes: $1,047.10 20210517-0066123	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $283,000.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2021. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Ike Investments Limited Liability Company 11 Music Square East Apt 303 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 13 0A 303.00

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, **Kenneth Regen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ike Investments Limited Liability Company, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 303, SPENCE MANOR Condominiums, as established under Master Deed of record in Book 6794, Page 219 and Appointment of Successor Trustee recorded in Instrument No's. 20040325-0033922 and 20190724-0072595 and Amended and Restated recorded in Instrument No. 20200117-0006150, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Kenneth Regen, unmarried, by Warranty Deed from James C. Harris, Jr., unmarried and James C. Harris, Sr. and wife, Jean M. Harris, as Joint Tenants with right of survivorship, of record in Instrument No. 20040915-0111436, in the Register's Office of Davidson County, Tennessee, dated September 02, 2004 and recorded on September 15, 2004. Kenneth Regen is a/k/a Kenneth Lee Regen

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Spence Manor Condominium of record in Book 6794, Page 219, as amended by instrument(s) of record in Appointment of Successor Trustee recorded in Instrument No's. 20040325-0033922 and 20190724-0072595 and Amended and Restated recorded in Instrument No. 20200117-0006150 ; also subject to easements, rights and interests 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 building thereon.

Rules regarding modification of Units recorded in Instrument No. 20181226-0125273.

Rule Prohibiting Smoking recorded in Instrument No. 20190812-0080403 and Rules regarding Short-Term Rentals recorded in Instrument No. 20190812-0080404.

This is improved property located at 11 Music Square East Apt 303 Nashville TN 37203

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 14th day of May, 2021.

Kenneth Regen by Phillip Allan Regen as Attorney-in-fact
Kenneth Regen by Phillip Allan Regen as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Allan Regen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kenneth Regen and that he is authorized by Kenneth Regen to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of May, 2021.

_____
Notary Public
My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021