WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

G-SB-VRES-21-1234

Karen Johnson Davidson County
Batch# 643255 **DEEDWARR**
05/24/2021 02:43:01 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20210524-0070192

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Arkin and Karen Arkin	**Same as New Owner**	
(NAME)	(NAME)	**082-09-0R-001.00-CO**
2735 NE 14th Street, Unit 2		
(ADDRESS)	(ADDRESS)	
Fort Lauderdale, FL 33304		
(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 consideration, the receipt of which is hereby acknowledged, **BRYAN BUI AND MARIAH SMITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD ARKIN AND KAREN ARKIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Luxus Germantown (formerly Monroe), 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 Monroe of record in Instrument Number 20070117-0007050 with First Amendment recorded in Instrument No. 20130410-0035550 and Second Amendment (changing the name from Monroe to Luxus Germantown) recorded in Instrument No. 20130506-0045444, Third Amendment of record in Instrument Number 20140919-0086380, and Fourth Amendment of record in Instrument Number 20170921-0096992, in the Registers 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 thererof; said Unit being depicted on Exhibit " A " to said Second Amendment to Master Deed; together with a percentage interest in the common elements as set forth in Exhibit " A-1 " to said Second Amendment Master Deed, as replaced with Exhibit A-1 to Third Amendment to Master Deed.

Being the same property conveyed to Bryan Bui and Mariah Smith, as joint tenants with right of survivorship by Warranty deed from Jonathan Dudor and Shannon Dudor, husband and wife of record in Instrument No. 20180228-0018598 Register's Office for Davidson County, Tennessee, dated February 26, 2018 and recorded on February 28, 2018.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Instrument No. 20020108-0002614, Plat Book 9700, Page 489 and Instrument No. 20060918-0115493, Register's Office for Davidson County, Tennessee.
• Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Luxus Germantown (formerly "Monroe") of record in Instrument No. 20070117-0007050, with By-Laws appended thereto as Exhibit "C", and as amended in Instrument No. 20130410-0035550, Instrument No. 20130506-0045444 and Instrument No. 20140919-0086380, and Instrument No. 20170921-0096992, Register's Office for Davidson County, Tennessee.
• Charter for Luxus Germantown Association, Inc. of record in Instrument No. 20140919-0086379, in the Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreement of record in Instrument No. 20050513-0054468, in the Register's Office for Davidson County, Tennessee.
- Easement for Use of Dumpster of record in Instrument No. 20130528-0053582, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants or Stormwater Facilities and Systems of record in Instrument No. 20130904-0093008, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1234 5th Ave N, Nashville, Tennessee 37208**.

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 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.

Witness my/our hand(s) this the 20th DAY OF MAY, 2021.

Bryan Bui

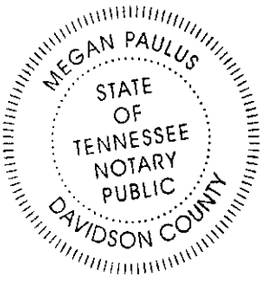
Mariah Smith by Bryan Bui Atty in fact
Mariah Smith by Bryan Bui, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN BUI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

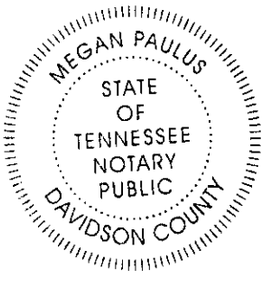


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN BUI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARIAH SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said MARIAH SMITH.

Witness my hand and official seal, this the 20th of May, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212