Karen Johnson Davidson County
Batch# 649117 DEEDWARR
06/03/2021 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20210603-0074725

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3. 2025
(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ruchi Gupta Singhal and Sameer Singhal	CMG	Parcel ID: 082 09 0P 101.00
(NAME) 500 Madison Street	(NAME) 3160 Crow Canyon Rd # 400	
(ADDRESS) Nashville, TN 37208	(ADDRESS) San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CMG Holding, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ruchi Gupta Singhal and Sameer Singhal, wife and husband**, hereinafter called the Grantees, 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 500 Madison Street, Summer Street Lofts, according to the Master Deed of record in Instrument No. 20060210-0016660, amended in Instrument No. 20060919-0116175 and Instrument No. 20061215-0154790, Instrument No. 20071205-0140921, Instrument No. 20110805-0060498 and Instrument No. 20170630-0066058, in the Register's Office of Davidson County, Tennessee, together with the undivided interest in common elements appertaining to exhibit as shown in Master Deed.

Being the same property conveyed to CMG Holding, LLC, by Quitclaim Deed from Marcus Hayes, of record in Instrument No. 20180413-0034916, in the Register's Office of Davidson County, Tennessee, dated April 12, 2018 and recorded on April 13, 2018.

Being the same property conveyed to Marcus Hayes, Married Man, by Warranty Deed from Kaitlin Pinson, F/K/A Kaitlin Adams, Married, Kaitlin Adams now known as Kaitlin Pinson, of record in Instrument No.

20171130-0122376, in the Register's Office of Davidson County, Tennessee, dated November 27, 2017 and recorded on November 30, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 500 Madison Street, #101, Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 28 day of May, 2021

Marcus K. Hayes, authorized representative

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marcus K. Hayes, authorized representative of CMG Holding, LLCwith whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of CMG Holdings, LLC, and is authorized to execute the instrument on behalf of CMG Holdings, LLC, the within named bargainor, and that he, as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member of CMG Holding, LLC.

Witness my hand and official seal, this the 28th day of May, 2021.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

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

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024