Karen Johnson Davidson County
Batch# 655918 DEEDWARR
06/14/2021 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210614-0079761

WARRANTY DEED

AVERY COSTELLO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-WOOD-19-1225-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/14/2025
(AFFIX SEAL)

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)
Enrique Eduardo Selman, Jr. and Chakarra S. Hull	NEW OWNER	
(NAME)	(NAME)	**105 03 0R 002.00**
1225 4th Avenue South #102		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **WOODSTOCK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ENRIQUE EDUARDO SELMAN, JR., AN UNMARRIED MAN, AND CHAKARRA S. HULL, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP** 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:

UNIT 102, WOODSTOCK CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20190204-0010414, AS AMENDED IN INSTRUMENT NO. 20190430-0039868, 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 PART OF THE SAME PROPERTY CONVEYED TO WOODSTOCK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM WOODSTOCK VINTAGE LUMBER, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20160527-0054019, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MAY 27, 2016, AND RECORDED ON MAY 27, 2016. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $0.00)

BEING PART OF THE SAME PROPERTY CONVEYED TO WOODSTOCK VINTAGE LUMBER, INC., BY WARRANTY DEED FROM PAIN ENTERPRISES, INC., OF RECORD IN INSTRUMENT NO. 20050428-0047373, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 22, 2005, AND RECORDED ON APRIL 28, 2005. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $105,000.00)

Being part of the same property conveyed to Woodstock Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Woodstock Vintage Lumber, Inc., a Tennessee corporation, recorded May 27, 2016 in Instrument No. 20160527-0054019, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Woodstock Vintage Lumber, Inc., by Warranty Deed from Pain Enterprises, Inc. recorded April 28, 2005 in Instrument No. 20050428-0047373, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- 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 Fourth Ave. S. Property, as recorded in Plat Book 6050, Page(s) 583.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190204-0010414, as amended Instrument No. 20190430-0039868.

• Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10512, Page 725.

• Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20141010-0094097.

• Easement for Right of Way Occupancy, recorded in Book 7847, Page 115.

• Easement for Cable Right of Way, recorded in Book 8269, Page 358 and Book 8274, Page 769.

• Easement for Communications Cable or Fiber Optic Line Protection Rider, recorded in Book 8299, Page 86.

• Easement for Public Street Right of Way, recorded in Instrument No. 20141010-0094332.

• Easement for Access, recorded in Instrument No. 20141020-0096498.

• Easement for Broadband Communications Services, recorded in Instrument No. 20150911-0092389.

• Pipeline Crossing Agreement as set forth in instrument recorded in Book 7760, Page 827; Book 7883, Page 239; Book 7932, Page 153 and Book 8709 Page 588.

• Agreement of Partial Assignment between CSX Transportation and W.A. Hinton as set forth in instrument recorded in Book 8919, Page 821.

• Subject to the rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1225 4th Avenue South #102, Nashville, Tennessee 37210**.

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 9 DAY OF MAY, 2021.

Woodstock Holdings, LLC, a Tennessee Limited Liability Company

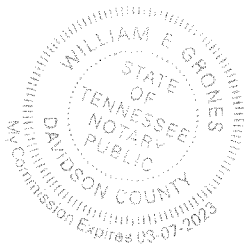
BY:_____
Barbara Coursey
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA COURSEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of WOODSTOCK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of May, 2021.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

True Copy Certification

I, Lori Patterson, 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 therewith 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, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON