Karen Johnson Davidson County
Batch# 666872 DEEDWARR
06/28/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20210628-0087427

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
DEROSE Properties Tennessee, LLC	New Owner(s)	103-02-3F-010.00-CO
6649 Utley Road		
Akron, NY 14001		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **OCEOLA PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEROSE PROPERTIES TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 10, on the Plan of Oceola Park Townhomes, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions establishing the Horizontal Property Regime of Oceola Park Townhomes, of record in Instrument No. 20190813-0080796, as amended in Instrument No. 20200325-0032605, and as amended in Instrument No. 20210318-0035901, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 265 White Bridge Road Partnership, a Tennessee general partnership by Quitclaim Deed from 265 White Bridge Road, LLC, a Tennessee limited liability company, comprised of Karl E. Peters and Abbas Taherian, of record in Instrument No. 20180215-0014819, Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on February 15, 2018, as corrected by Deed of Correction recorded on August 31, 2018, of record in Instrument No. 20180831-0086724, said Register's Office.

Being a portion of the same property conveyed to 265 White Bridge Road Partnership, a Tennessee general partnership by QuitClaim deed from Abbas Taherian, a married person of record in Instrument No. 20180831-0086725 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on August 31, 2018.

Being a portion of the same property conveyed to Oceola Park, LLC, a Florida Limited Liability Company by General Warranty Deed from 265 White Bridge Road Partnership, a Tennessee General Partnership, of record in Instrument No. 20190322-0026426, Register's Office for Davidson County, Tennessee, dated March 21, 2019 and recorded on March 22, 2019. (Value of consideration shown in aforementioned Deed $1,100,000.00)

Being a portion of the same property conveyed to Oceola Park, LLC by Quitclaim deed from Oceola Park, LLC, a Florida Limited Liability of record in Instrument No. 20190722-0071703 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 22, 2019. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 110 Oceola Avenue #10 Nashville, TN 37209.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 110 Oceola Avenue #10, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of June, 2021.

Oceola Park LLC, a Florida Limited Liability Company

By: _____
Dan Hughes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dan Hughes, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Oceola Park LLC, a Florida Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of June, 2021.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Jennifer L. Pennell,** 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022