20211316R

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this the 12 day of July, 2021.

Notary Public

My commission expires: 9-6-22

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 676373 **DEEDWARR**
07/14/2021 11:03:42 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20210714-0094628

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
STRP 28TH AVE N 517, LLC	New Owner	**092-10-0I-002-00-CO**
2387 Orchard Blvd.		
Winchester, TN 37398		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

2800 Delaware LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STRP 28TH AVE N 517, LLC

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2 on the Plan of Pendleton Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Pendleton Townhomes, as set forth in Exhibit "C" of record in Instrument No. 20180418-0036560 and Amendment record in Instrument No. 20180911-0089975 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 2800 Delaware, LLC, a Tennessee limited liability company by Quitclaim deed from Kristin L. Solberg and John Robinson Solberg, wife and husand of record in Instrument No. 20191104-0113445 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019. (Value or consideration as shown in aforementioned deed $0.00.)

This conveyance is subject to a right of first refusal in favor of successors in title to certain property at 515 28th Ave N Nashville, TN 37209, also known as Unit 3 on the Plan of Pendleton Townhomes.

This conveyance is subject to a second right of first refusal in favor of successors in title to certain property at 2800 Delaware Ave Nashville, TN 37209, also known as Unit 4 on the Plan of Pendleton Townhomes.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 517 28th Avenue North, Nashville, TN 37209.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 9 day of July, 2021:

2800 Delaware LLC, a Tennessee limited liability company
By: Cygnus Construction, LLC, a Tennessee limited liability company, its Member

By: Ashley Quinn, Sole Member
Its: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Ashley Quinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the sole member of Cygnus Construction, LLC, a Tennessee limited liability, a member of 2800 Delaware, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor as its Authorized Representative.

Witness my hand, at office, this the 9 day of July, 2021.

My Commission Expires: 5/24/25

Notary Public

WILLIAMSON COUNTY ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC