WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

Affiant

MARGARET R. MEALER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/25/2025
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/25/2025

B-SB-HRE-21-517

Karen Johnson Davidson County
Batch# 682694 **DEEDWARR**
07/23/2021 12:45:47 PM 2 pgs
Fees: $13.00 Taxes: $3,182.00

20210723-0099206

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)
517 27th Ave. N, LLC	new owner	
(NAME) **2534 Ashwood Ave**	(NAME)	**092-10-0M-007.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **CET INVESTMENTS 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 **517 27TH AVE. N, LLC,** 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:

Land in Davidson County, Tennessee, being Unit No. 7, and together with the appurtenant interest in the common elements of Axis 27 Condominiums, a horizontal property regime established by Declaration of record as Instrument No. 20190301-0019077, and amended as Instrument No. 20190729-0074467, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Declaration.

Being a portion of the same property conveyed to RSD 27th Avenue, LLC, a Tennessee limited liability company by Special Warranty deed from Theam Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20180815-0080935 Register's Office for Davidson County, Tennessee, dated August 10, 2018 and recorded on August 15, 2018.

Being a portion of the same property conveyed to RSD 27th Avenue, LLC, a Tennessee limited liability company by Quitclaim deed from Theam Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20180815-0080936 Register's Office for Davidson County, Tennessee, dated August 10, 2019 and recorded on August 15, 2019.

Being a portion of the same property conveyed to RSD 27th Avenue, LLC, a Tennessee limited liability company by Quitclaim Deed and Instrument of Consolidation from RSD 27th Avenue, LLC, a Tennessee limited liability company of record in Instrument No. 20190301-0019075 Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on March 01, 2019.

Being the same property conveyed to CET Investments LLC, a Tennessee limited liability company by Special Warranty deed from RSD 27th Avenue LLC, a Tennessee limited liability company of record in Instrument No. 20210408-0046853 Register's Office for Davidson County, Tennessee, dated March 21, 2021 and recorded on April 08, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190301-0019076, and amended in Instrument Nos. 20190502-0040851, 20190729-0074468, 20200706-0072542, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190301-0019077 and amended in Instrument No. 20190729-0074467, Register's Office for Davidson County, Tennessee.

• Restrictions of record as Instrument Number 20180817-0081873 in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190219-0014837, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20201201-0139310, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20190514-0045337, 20190514-0045338, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20190924-0097049, 20190924-0097050, 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: **517 #2 27th Avenue North, Nashville, Tennessee 37209-4182**.

TO HAVE AND TO HOLD the said tract or parcel of and, 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 21st DAY OF JULY, 2021.

CET Investments LLC, a Tennessee limited liability company

BY:_____
Thanh Tran
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THANH TRAN, 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 CET INVESTMENTS 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 21st of July, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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