20211315R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $855,000.00. Affiant Subscribed and sworn to before me, this the 6th day of July, 2021. Notary Public My commission expires: 6-19-22

Karen Johnson Davidson County
Batch# 686217 DEEDWARR
07/29/2021 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20210729-0101850

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

ROBIN BICKET WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows: **28TH AVE N 519 LLC** **Attn: Vickie Downing**	Send Tax Bills To: New Owner	Information for Reference Purposes: **092-10-0I-001.00-CO**
14 Brooksies Pond Cove		
Jackson, TN 38305		

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

28TH AVE N 519 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 1 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 husband of record in Instrument No. 20191104-0113445 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019

This conveyance is subject to a right of first refusal in favor of successors in title to certain property at ~~2800 Delaware Ave Nashville, TN 37209~~, also known as ~~Unit 2~~ on the Plan of Pendleton Townhomes.
*517 28th Ave N Nashville, TN 37209 **Unit 2

This conveyance is subject to a second 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.
***515 28th Ave N Nashville, TN 37209 ****Unit 3

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 519 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 6th 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, its Sole Member

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 Sole Member of Cygnus Construction, LLC, a Tennessee limited liability company, 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.

Witness my hand, at office, this the 6th day of July, 2021.

My Commission Expires: 6.19.22

_____
Notary Public

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, 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 executed and authenticated according to law on July 6, 2021.

Affiant Signature

7.6.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 6 day of July, 2021.

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY