THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535175

Karen Johnson Davidson County
Batch# 689805 **DEEDWARR**
08/04/2021 11:30:03 AM 2 pgs
Fees: $13.00 Taxes: $1,709.40

20210804-0104785

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $462,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public
My Commission Expires: 7.20.24

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Todd Gomez and Kimberly Marie Gomez 612 21st Avenue North #113 Nashville TN 37203	David Todd Gomez and Kimberly Marie Gomez 22020 Gold Canyon Drive Santa Clarita, CA 91390	Tax Parcel ID No. 092 07 0I 113.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frederick Marckini, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Todd Gomez and Kimberly Marie Gomez, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 113, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Fredrick Marckini, An Unmarried Man, by Warranty Deed from The 1865 Condominiums, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200219-0018554, in the Register's Office of Davidson County, Tennessee, dated February 12, 2020 and recorded on February 19, 2020.

Being a part of the same property conveyed to The 1865 Condominiums, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Cottage Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190312-0022631, in the Register's Office of Davidson County, Tennessee, dated March 11, 2019 and recorded on March 12, 2019.

Being a part of the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from Kimbro Equities I, a Tennessee general partnership, of record in Instrument No. 20160818-0086479, in the Register's Office of Davidson County, Tennessee, dated August 17, 2016 and recorded on August 18, 2016. And Correction of Special Warranty Deed recorded in Instrument No. 20161021-0111567, in the Register's Office of Davidson County, Tennessee, dated October 17, 2016 and recorded on October 21, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 621 21st Avenue L.L.C. Subdivision, as recorded in Instrument No. 20040929-0117201. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of 596 and 610 21st Avenue North, as recorded in Instrument No. 20160914-0096846.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The 1865, A Condominium of record in Instrument No. 20190314-0023483, as amended by instrument(s) of record in Instrument No's. 20190712-0068003, 20191007-0102697 and 20191010-0104084; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180228-0018696.

Easement for Sewer, recorded in Book 1755, Page 4.

Easement for Right of Way, recorded in Book 2442, Page 394.

Easement for Reciprocal, recorded in Instrument No. 20210506-0060947.

This is improved property located at 612 21st Avenue North #113 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2021.

Frederick Marckini

STATE OF North Carolina
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frederick Marckini, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2021.

Elizabeth P Plisko
Notary Public
My Commission Expires: December 1, 2025

ELIZABETH P PLISKO
Notary Public - North Carolina
Haywood County
My Commission Expires Dec 1, 2025