WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

MJ-ALINA-21-806-508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 696492 **DEEDWARR**
08/12/2021 03:19:09 PM 2 pgs
Fees: $13.00 Taxes: $1,367.52

20210812-0109156

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)
Cody Mencer and Courtney Mencer	**Atlantic Union Bank**	
(NAME)	(NAME)	
806 Olympic St Condo 508	**1800 Robert Fulton Drive, Suite 350**	**105-02-3F-508.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Reston, VA 20191**	
(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, **806 OLYMPIC LLC, A MICHIGAN LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CODY MENCER AND COURTNEY MENCER, HUSBAND AND WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 508 of The Alina, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Alina, of record in Instrument No. 20200415-0039348, as amended in Instrument No. 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052 and Instrument No. 20201030-0127250, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed, as amended; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed, as amended.

Being a portion of the same property conveyed to 806 OLYMPIC LLC, A Michigan limited liability company by Special Warranty deed from Kimberly R. Dano, Trustees of the Dano Family Investment Services Trust of record in Instrument No. 20181218-0122973 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 18, 2018.

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 100, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 4579, Page 874, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20200415-0039348, as amended in Instrument No. 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052 and Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977 Register's Office for Davidson County, Tennessee.
- Amendment to By-laws of record in Instrument No. 20200827-0097047 and Instrument No. 20200827-0097052, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190207-0011860, Register's Office for Davidson County, Tennessee.

- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200827-0097543, 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: **806 Olympic St Condo 508, Nashville, Tennessee 37203**.

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 hand(s) this the 5th DAY OF AUGUST, 2021.

806 OLYMPIC LLC, A Michigan limited liability company

BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 AUTHORIZED AGENT of 806 OLYMPIC LLC, A MICHIGAN LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of August, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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