Karen Johnson Davidson County
Batch# 707469 DEEDWARR
08/31/2021 11:34:48 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20210831-0117238

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

CRT File No. 210736527

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2021.

M. CATHERINE CLEARWATER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-6-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Zeglarski and Megan Zeglarski 3416 Amanda Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 117 08 0Z 001.00

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, **Nashprop, LLC, a Delaware limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Zeglarski and Megan Zeglarski, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of 3418 Amanda Avenue Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3418 Amanda Avenue Cottages, a Horizontal Property Regime, of record in Instrument Number 20161024-0112174, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Nashprop, LLC, a Delaware limited liability Company, by Warranty Deed from Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014, of record in Instrument No. 20180314-0024041, in the Register's Office of Davidson County, Tennessee, dated March 13, 2018 and recorded on March 14, 2018.

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.

Taxes and assessments for the year 2021 and subsequent years, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The North Part of Noel's Subdivision of Watkins Grove, as recorded in Plat Book 547, Page(s) 156.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161024-0112174.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4102, Page 454.

This is improved property located at 3416 Amanda Avenue Nashville TN 37215

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 27th day of August, 2021.

Nashprop, LLC.

By: _____
Hudson Moore, President

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Hudson Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Nashprop, LLC, a Delaware limited liability company, as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of August, 2021.

_____
Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021