BOX 10-A

Karen Johnson Davidson County
Batch# 720400 DEEDWARR
09/21/2021 10:18:17 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20210921-0126560

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1589

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michelle Blanter, Trustee of The Obissele Trust, dated October 19, 2017**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Smokey Eight, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium located in Davidson County, Tennessee, being Unit No. 389 as set forth in the Master Deed establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006370, Instrument No. 20080606-0058487, Instrument No. 201006250049730, Instrument No. 20120824-0076410 and in Instrument No. 20130411-0035975 and 20130718-0074552, in the Register's Office for Davidson County, Tennessee; said Unit being shown as part of Exhibit to said Master Deed, together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.

Being the same property conveyed to Michelle Blanter, Trustee of The Obissele Trust, dated October 19, 2017 by Quitclaim deed from Michelle Blanter, Trustee of The Norton Family Irrevocable Trust, dated March 29th, 2016 of record in Instrument No. 20180227-0018359 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on February 27, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 389 Monroe Street, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Smokey Eight, LLC
389 Monroe Street
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
082-09-0Q-389.00

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WITNESS THE EXECUTION HEREOF this 17th day of September, 2021.

Michelle Blanter, Trustee of the Obissele Trust, dated October 19, 2017

State of New York
County of New York

On this 17th day of September, 2021, before me the undersigned, a Notary Public in and for the State and County aforesaid, Michelle Blanter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is Trustee of **The Obissele Trust, dated October 19, 2017**,and is authorized to execute this instrument, and that she has executed this instrument on behalf of **The Obissele Trust, dated October 19, 2017**

Notary Public

My Commission Expires: April 5, 2022

JEFFREY G RONG
Notary Public - State of New York
No. 01RO6219871
Qualified in New York County
My Commission Expires April 5, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 620,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of September, 2021.

Notary Public

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025