WARRANTY DEED

Karen Johnson Davidson County
Batch# 727011 DEEDWARR
09/29/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20210929-0131202

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 (625,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Bobu Investments LLC, a Limited Liability Company (NAME)	**NEW OWNER** (NAME) **Bobu Investments LLC,**	**092 07 01 106.00**
2002 Castleman Drive #1 Nashville, TN 37215 (ADDRESS)	**2002 Castleman Drive #1 Nashville, TN 37215** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of September, 2021, the undersigned, **AIRDND PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BOBU INVESTMENTS LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **610 21st Ave N, #106, Nashville, TN 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 106, The 1865, a Condominium, and described in a Declaration Establishing The 1865, a Condominium, of record in Instrument No. 20190314-0023483 and 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 Airdnd Properties, LLC, a Tennessee limited liability company, by Warranty Deed from The 1865 Condominiums, LLC, a Tennessee limited liability company, of record in Instrument No. 20200214-0017193, in the Register's Office of Davidson County, Tennessee, dated February 11, 2020 and recorded on February 14, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 21st day of September, 2021.

GRANTOR: AIRDND PROPERTIES LLC
By: _____
Its: Member

GRANTOR: AIRDND PROPERTIES LLC
By: _____
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Charles Dallon Hudson**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he is a member of Airdnd Properties, LLC and executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 21st day of September, 2021.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **David Clifton Binkley**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he is a member of Airdnd Properties, LLC and executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 21st day of September, 2021.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

202109290131202

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/21/2021 (date of document).

Affiant Signature

9/21/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

