WARRANTY DEED

Karen Johnson Davidson County
Batch# 733956 DEEDWARR
10/12/2021 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20211012-0136755

File No. AT-21-1357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2021

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/30/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Boerman, Trustee of 836 First Trust dated September 30, 2021	Brentwood Eye Care C/o Helen Boerman	
(NAME) 5554 Franklin Pike, Suite 100	(NAME) 5554 Franklin Pike, Suite 100	082-14-0A-064.00-CO
(ADDRESS) Brentwood, TN 37220	(ADDRESS) Brentwood, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **836 1st Avenue North LLC, a designated series of Service BNA, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chris Boerman, Trustee of 836 First Trust dated September 30, 2021**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 836 as specified on the Plat shown on the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Tide 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed in Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment to Master Deed of record in Instrument No. 20060518-0058640, and at Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee. including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenance to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0 155671, and Second Amendment to Master Deed of record in Instrument No. 20060518-0058640, and at Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Gregory Chase Wilkinson and Jodi M. Wilkinson, Trustees of the Wilkinson Revocable Living Trust dated March 20, 2018 by Warranty deed from Catherine H. Gwyn married, of record in Instrument No. 20180403-0031366 Register's Office for Davidson County, Tennessee, dated April 3, 2018 and recorded on April 3, 2018.

Being the same property conveyed to 836 1st Avenue North LLC, a designated series of Service BNCA, LLC, a Tennessee limited liability company by Quitclaim deed from Gregory Chase Wilkinson and Jodi M. Wilkinson, Trustees of the Wilkinson Revocable Living Trust dated March 20, 2018 of record in Instrument No. 20180723-0071734 Register's Office for Davidson County, Tennessee, dated June 10, 2018 and recorded on July 23, 2018.

Being also known as 836 1st Avenue 836 Nashville, Tennessee 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 7th day of October, 2021.

836 1st Avenue North LLC, a designated series of Service BNA, LLC, a Tennessee Limited Liability Company

By:_____
Gregory Chase Wilkinson, Member

By:_____
Jodi Wilkinson, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned Notary Public of the state and county mentioned, personally appeared Gregory Chase Wilkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of 836 1st Avenue North LLC, a designated series of Service BNA, LLC, the within named bargainor, a Limited Liability Company, and that such Gregory Chase Wilkinson as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in _____, this 7th day of October, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned Notary Public of the state and county mentioned, personally appeared Jodi Wilkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of 836 1st Avenue North LLC, a designated series of Service BNA, LLC, the within named bargainor, a Limited Liability Company, and that such Jodi Wilkinson as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in _____, this 7th day of October, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:
Magnolia Title & Escro
1104 Fatherland Street
Nashville, TN 37206

202110120136755

Certificate of Authenticity

I, Allison Taylor, 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 OCTOBER 7, 2021.

Date

Affiant Signature

10/8/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)