WARRANTY DEED

Karen Johnson Davidson County
Batch# 742042 DEEDWARR
10/22/2021 03:53:55 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00

20211022-0142535

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Affiant

Subscribed and sworn to me on October 15th, 2021.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY/AND
RECORD & RETURN TO:
(Richard W. Sebastian, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35245

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Williams Capital Management, LP, an Ohio limited partnership 2014B Overhill Drive Nashville, TN 37215	NEW OWNER	082-14-0A-139.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Malandrew Properties, LLC, an Ohio limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Williams Capital Management, LP, an Ohio limited partnership**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 790 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, 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 appurtenant 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 Second Amendment

to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by William Travis Parham and Tracy Shawn Parham, husband and wife, to Malandrew Properties, LLC, an Ohio limited liability company, by Warranty Deed of record on November 18, 2019 in Instrument No. 20191118-0118279, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

SEE EXHIBIT "A'

BEING ☐ unimproved ☒ improved property known as:

790 1st Avenue N, Nashville, TN 37201

(House Number) (Street) (City or Town) (State) (Zip)

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 15th day of October, 2021.

Malandrew Properties, LLC, an Ohio limited liability company

BY: _____

John P. Scott, Authorized Agent

STATE OF OHIO, COUNTY OF Fairfield

Before me, the undersigned authority, of the State and County aforesaid, personally appeared John P. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Agent of Malandrew Properties, LLC, an Ohio limited liability company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of Malandrew Properties, LLC, an Ohio limited liability company, by himself in his capacity as said Authorized Agent.

Witness my hand and official seal on the 13 day of October, 2021.

_____

Notary Public

My Commission Expires: 7/17/2024

NOTARIAL SEAL STATE OF OHIO

MEGAN L. COLLINS
NOTARY PUBLIC
STATE OF OHIO
Commission expires
7/17/2024

EXHIBIT "A"

1. 2021 property taxes which have been paid by the Grantor and prorated between the parties, and subsequent years taxes or special assessments which are not shown as existing liens by the public records, and not yet due and payable.
2. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-002382, and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee.
3. Charter of Riverfront Condominiums Owners' Association, Inc., of record in Instrument No. 20051216-0151344, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement of record in Book 7228, page 400, Register's Office for Davidson County, Tennessee.
5. Land that may be within the high and low water mark of the Cumberland River.
6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.
7. Easement granted to USA by Phillip Kerrigan, Jr. and wife, being two in number, in connection with the Cheatham Lock and Dam Project on Cumberland River being known as Tracts M-1321-E and M-1359-E, filed for record in Book 2303, page 437, Register's Office for Davidson County, Tennessee.
8. Easement for Lick Branch Sewer and Easement for East Nashville Interceptor Sewer for city's sewage disposal system and plant, as reserved in deed from City of Nashville to Alfred T. Levine, Trustee, of record in Book 2098, page 166, Register's Office for Davidson County, Tennessee.
9. Agreement between City of Nashville and Phillip Kerrigan, Jr. as shown by decree of record in Minute Book 55, page 468 of the Third Circuit Court in connection with 72" internal diameter tunnel, Lick Branch outfall sewer, interceptor sewers and structures.
10. Easement granted to USA by Nashville Gas Company of record in Book 2199, page 537, Register's Office for Davidson County, Tennessee, in connection with Cheatham Lock & Dam Project on Cumberland River known as Tract No. M-1322-E.
11. Easement for sanitary sewer and/or storm drainage of record in Book 11112, page 881, Register's Office for Davidson County, Tennessee.
12. Memorandum of Lease with Web Service Company, Inc., of record in Book 11233, page 522, Register's Office for Davidson County, Tennessee.
13. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.