Karen Johnson Davidson County
Batch# 743000 DEEDWARR
10/25/2021 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20211025-0142966

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00 Affiant Subscribed and sworn to before me this 21 day of October, 2021. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Cookeville Commons, LP 900 19th Ave S #305 Nashville, TN 37212	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 104 08 0M 201.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD S. PREISSMAN JR, UNMARRIED, RONALD S. PREISSMAN AND MARGARET PREISSMAN, HUSBAND AND WIFE,** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **COOKEVILLE COMMONS, LP, a Tennessee limited partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Property situated in Davidson County, Tennessee, being Unit 201, The Glen Condominiums, as established in Master Deed of record 20070904-0105726, as amended (if applicable) in 20080805-0080551, 20081029-0108159, 20081112-0111695, 20081124-0115172, 20090224-0016363, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald S Preissman Jr, unmarried and Ronald S Preissman an wife Margaret Preissman by Warranty Deed of record at Instrument No. 201411100103560, dated 11/07/2014 and recorded 11/10/2014, in the Register's Office of Davidson County, Tennessee.

This is unimproved property commonly known as: **1700 18th Ave S, #201, Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenants that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, 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, Grantors have executed this instrument on this 19 day of October, 2021.

RONALD S. PREISSMAN, JR.

as attorney in fact for Ronald S Preissman
RONALD S. PREISSMAN, JR., as attorney-in-fact for RONALD S. PREISSMAN

as attorney in fact for Margaret Preissman
RONALD S. PREISSMAN, JR., as attorney-in-fact for MARGARET PREISSMAN

STATE OF ID)
)
COUNTY OF BLAINE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD S. PREISSMAN, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of OCT, 2021.

CURTIS S. CHAMBERS
COMMISSION NO. 29919
NOTARY PUBLIC
STATE OF IDAHO
MMISSION EXPIRES 05/18/22

Notary Public
My Commission Expires: 5.18.22

STATE OF ID)
)
COUNTY OF BLAINE)

CURTIS S. CHAMBERS
COMMISSION NO. 29919
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/18/22

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **RONALD S. PREISSMAN, JR.** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **RONALD S. PREISSMAN**, as Attorney – In – Fact, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of OCT, 2021.

CURTIS S. CHAMBERS
COMMISSION NO. 29919
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/18/22

Notary Public
My commission expires: 5.18.22

STATE OF ID)
)
COUNTY OF BLAINE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **RONALD S. PREISSMAN, JR.** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **MARGARET PREISSMAN**, as Attorney – In – Fact, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of OCT, 2021.

CURTIS S. CHAMBERS
COMMISSION NO. 29919
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/18/22

Notary Public
My commission expires: 5.18.22

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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

