Karen Johnson Davidson County
Batch# 757292 DEEDWARR
11/17/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211117-0153368

WARRANTY DEED

KENYON J. SALES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

J-DRG-21-1060

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Tolmasoff and Susan Tolmasoff	New Owner	
(NAME)	(NAME)	**082-14-0A-013.00-CO**
1060 1st Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201-1059		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **B RENTALS LLC, AN INDIANA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM TOLMASOFF AND SUSAN TOLMASOFF, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1060 as specified on the Plat shown in the Master Deed 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 Dead 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.
\page

Being the same property conveyed to B Rentals LLC, An Indiana Limited Liability Company by Warranty deed from Timothy Conner Bland, married of record in Instrument No. 20190214-0013755 Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on February 14, 2019. (Value of consideration shown in aforementioned deed $285,000.00.) Being also known as 1060 1St Avenue North 1060 Nashville, Tennessee 372011059.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051221-0153160, First Amendment in Instrument Number 20051228-0155671, Second Amendment in Instrument Number 20060518-0058640, Instrument No. 20150402-0029055, and Scriveners Affidavit in Instrument No. 20210923-0128192, Register's Office for Davidson County, Tennessee
- Charter of HOA of record in Instrument Number 20051216-0151344, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 2303, Page 437, in the Register's Office for Davidson County, Tennessee.
- Sewer Easements of record in Book 2098, Page 166, Book 1112, page 881 and Book 7228, page 400, in the Register's Office for Davidson County, Tennessee.
- Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument Number 20061229-0161139, in the Register's Office for Davidson County, Tennessee.

- By-Laws of record in Instrument Number 20090109-0002382, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 11233, Page 522, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 55, Page 468, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1060 1st Avenue North, Nashville, Tennessee 37201-1059**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 3 DAY OF NOVEMBER, 2021.

B Rentals LLC, An Indiana Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of B RENTALS LLC, AN INDIANA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Doné Oglesby**, 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 **November 3, 2021**.

Date

Affiant Signature

11/08/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **8th** day of **November**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY