Karen Johnson Davidson County
Batch# 763502 DEEDWARR
11/30/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211130-0158180

WARRANTY DEED

J. BRANDON RUDY NOTARY PUBLIC TENNESSEE My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON

J-DRG-21-1076

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 16th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

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)
Trevor D. Lyle and Angela M. Lyle	TriStar Bank	
(NAME)	(NAME)	
21219 82nd Place West	719 East College Street	**082-14-0A-021.00-CO**
(ADDRESS)	(ADDRESS)	
Edmonds, WA 98026	Dickson, TN 37055	
(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, **SUNDERLAND PROPERTIES LLC, A INDIANA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TREVOR D. LYLE AND ANGELA M. LYLE, 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:

X AML
X TDL

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 1076, Riverfront Condominiums, as established under Master Deed of record in Instrument No. 20051221-0153160, as amended in Instrument Nos. 20051228-0155671, 20060518-0058640 and 20150402-0029055, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sunderland Properties LLC, a Indiana Limited Liability Company by Warranty deed from Kenneth E. Yager and wife, Malinda Yager of record in Instrument No. 20171102-0112488 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 02, 2017.

This conveyance is subject to:
- 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 Instrument No 20101129-009655. Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- 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.

- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1076 1st Ave N, Nashville, Tennessee 37201**.

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 16th DAY OF NOVEMBER, 2021.

Sunderland Properties LLC, a 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 SUNDERLAND PROPERTIES LLC, A 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 16th of November, 2021.

_____
Notary Public
My Commission Expires: 9.20.25
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/23/2021 (date ~~of document~~).

Affiant Signature

11/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025