Name and Address of New Owner:
Summer of George, LLC
3909 S 135th Street
Omaha, NE 68137
Send Tax Bills To:
New Owner

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105 1 3P 2.00

Karen Johnson Davidson County
Batch# 766443 DEEDWARR
12/03/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,696.30
20211203-0160244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **DC Nashville Real Estate II, LLC, a Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Summer of George, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2 OF THE GULCH VIEW II, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GULCH VIEW II, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20200117-0006421, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREROF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, SAID UNITS BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DC NASHVILLE REAL ESTATE II, LLC BY WARRANTY DEED FROM T AND T DEVELOPMENT, LLC, RECORDED ON FEBRUARY 7, 2019, OF RECORD IN INSTRUMENT NO. 20190207-0011916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1002 12TH AVE. S., NASHVILLE, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of November, 2021.

DC Nashville Real Estate II, LLC, a Limited Liability Company

By: John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned of the state and county mentioned, personally appeared John A. Bell, Jr., 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 Authorized Agent of DC Nashville Real Estate II, LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson Co., this 29th day of November, 2021.

Notary Signature

My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $999,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of November, 2021.

Notary Signature
My commission expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 11/30/2021 (date of document).

Affiant Signature

11/30/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30th day of November, 2021.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024