Karen Johnson Davidson County
Batch# 769394 DEEDWARR
12/07/2021 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20211207-0162231

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $329,999.00 AFFIANT Subscribed and sworn to before me, this 18th day of November, 2021. NOTARY PUBLIC My Commission Expires: 02-01-2023

JESSICA ANN CLEGG NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 02-01-2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Faulkner Holdings Group, LLC 500 Creative Way, Unit 13 Madison, TN 37115	New Owner	105-12-0B-038.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of November 2021, the undersigned, **TM Investment, LLC**, a Tennessee Limited Liabilty Company, hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Faulkner Holdings Group, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in 400 Herron Dr #219, Nashville, TN 37210, and having an address of and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 219 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Registers Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to TM Investment, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated July 24, 2018, and recorded July 30, 2018, from Alloy, LLC, a

Tennessee Limited Liability Company, of record in Instrument Number 20180730-0074270, Register"s Office for Davidson County, Tennessee.

This conveyance is subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairview Park, Section One, as recorded in Plat Book 4660, Page 169.
- Subject to Declaration of of Alloy Condominium of record in Instrument No. 20161123-0123972, amended in Instrument Nos. 20170616-0123977, Register's Office for Davidson County, Tennessee.
- Subject to Declaration of Alloy-Bongo Master Condominium of record in Instrument No. 20161012-0108018, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20161123-0123973, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities and Drainage of record in Deed in Book 5229, Page 212, Register's Office for Davidson County, Tennessee.
- Easement for Underground Cable of record in Book 10219, Page 374, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20171127-0120866, Register's Office for Davidson County, Tennessee.
- Subject to Charter Right-of-Way of Louisville and Nashville Railroad.
- Taxes 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easemetn and restrictions as shown of record no stated herein.

This is improved property known as, 400 Herron Drive #219, Nashville, TN 37210.

TO HAVE AND HOLD unto Grantee in fee simple, Grantor covenants lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims.

This the 18th day of November, 2021.

TM Investment, LLC, a Tennessee Limited Liability Company

BY: _____
Mohamed Saba
Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, MOHAMED SABA, 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 TM INVESTMENT, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liabililty company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 18th day of November, 2021

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

Tennessee Certification of Electronic Document

I, _____, 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 October 20, 2021 (date of document).

_____
Affiant Signature

10/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2021.

_____
Notary's Signature

MY COMMISSION EXPIRES: 5/5/2025

NOTARY'S SEAL

