# WARRANTY DEED

Karen Johnson Davidson County
Batch# 769444 DEEDWARR
12/07/2021 03:02:20 PM 2 pgs
Fees: $13.00 Taxes: $2,519.70

20211207-0162299

MJ-SB-HS-21-738-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $681,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/9/24 (AFFIX SEAL)

DENA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

**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) |
|---|---|---|
| **Douglas Avenue Unit 6, LLC** | **New Owner** | |
| (NAME) | (NAME) | **071-16-0H-006.00-CO** |
| **34 Virgina Lane** | | |
| (ADDRESS) | (ADDRESS) | |
| **Canonsburg, VA 15317** | | |
| (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, **PDG FSP DOUGLAS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLAS AVENUE UNIT 6, LLC,** 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, Tennessee, being Unit 6 of Highland Station at Cleveland Park, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restriction for Highland Station at Cleveland Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201112-0133202, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Sixto Gamez and Lucia Velasqnez, husband and wife by Warranty deed from Ronald Lanier of record in Instrument No. 20041228-0152955 Register's Office for Davidson County, Tennessee, dated November 23, 2004 and recorded on December 28, 2004. (Value of consideration shown in aforementioned deed $50,000.00.)

Being a portion of the same property conveyed to Marcus Kurth and Ryan Paige, as tenants in common with rights of survivorship by Warranty deed from Sixto Gamez and Lucia Velasqnez, husband and wife of record in Instrument No. 20190514-0045472 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 14, 2019. (Value of consideration shown in aforementioned deed $290,000.00.)

Being a portion of the same property conveyed to Pierce Development Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Marcus Kurth and Ryan Paige of record in Instrument No. 20200514-0050240 Register's Office for Davidson County, Tennessee, dated May 11, 2020 and recorded on May 14, 2020. (Value of consideration shown in aforementioned deed $710,000.00.)

Being a portion of the same property conveyed to PDG FSP Douglas, LLC, a Tennessee Limited Liability Company by Warranty deed from Pierce Development Group, LLC, a Tennessee Limited Company of record in Instrument No. 20200710-0075839 Register's Office for Davidson County, Tennessee, dated July 08, 2020 and recorded on July 10, 2020. (Value or consideration as shown in aforementioned deed $700,000.00.)

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201112-0133202, Register's Office for Davidson County, Tennessee
- Charter of Highland Station at Cleveland Park Homeowners' Association, Inc. of record in Instrument Number 20201130-0139028, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20210104-0000558, in the Register's

Office for Davidson County, Tennessee.
• Right of Way Easement of record in Book 8217, Page 347, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20201110-0132555 and 20201110-0132558, 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: **738 Douglas Avenue Units 6, Nashville, Tennessee 37207**.

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 ass gns 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 3rd DAY OF DECEMBER, 2021.

PDG FSP Douglas, LLC, a Tennessee Limited Liability Company

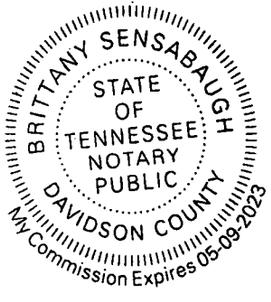
BY:_____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PAUL HINMAN, 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 the AUTHORIZED AGENT of PDG FSP DOUGLAS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)




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