Karen Johnson Davidson County
Batch# 769767 DEEDWARR
12/08/2021 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,192.25
20211208-0162709

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$592,500.00~~.

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2021.

Notary Public

My commission expires: 11/06/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tattini Properties, LLC	New Owner(s)	092-12-4A-021.00-CO
26606 East 2100 North Road		
Lexington, IL 61753		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **1600 WEST END AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TATTINI PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property situated in Davidson County, TN:

Unit 1605, of the The Residences at Broadwest, as established in Master Deed of record at Instrument No. 20201123-0137217, as amended (if applicable) at Instrument No. 20210817-0111256, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to 1600 West End Avenue Partners, LLC, a Tennessee Limited Liability Company, by Warranty deed from West End Summit Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180326-0028264 Register's Office for Davidson County, Tennessee, dated March 26, 2018 and recorded on March 26, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1616 West End Avenue #1605, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of November, 2021.

1600 West End Avenue Partners, LLC, a Tennessee Limited Liability Company

By: _____
Steven T. Morris, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Representative of 1600 West End Avenue Partners, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of November, 2021.

_____
Notary Public

My Commission Expires: 11/06/2023

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

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 12/6/2021 (date of document).

Affiant Signature

12/6/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6th day of December, 2021.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025