Karen Johnson Davidson County
Batch# 769773 DEEDWARR
12/08/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20211208-0162718

1645441

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $975,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2021.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Owl's Eggs LLC	**New Owner**	**104-15-0M-029.00CO**
169 Irving Ave.		
Brooklyn, NY 11237		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linden Row Residential LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Owl's Eggs LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 569 on the Plan of Linden Row, a Horizontal Property Regime With Private Elements of record in the Exhibits to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200928-0111136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Linden Row Residential, LLC, a Delaware limited liability company, by Special Warranty Deed, from The Catholic Diocese of Nashville, dated July 17, 2018, of record in Instrument No. 20180725-0072484, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 332, Page 56, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136 and amended in Instrument No. 20210513-0064958, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Right of Way of record in Instrument No. 20190228-0018364, in the Register's Office for Davidson County, Tennessee.
Restriction for Storm Water Facilities and Systems of record in Instrument No. 20190430-0040060, in the Register's Office for Davidson County, Tennessee.
Notice of Completion of record in Instrument No. 20201214-0147343, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 540 Little Channing Way, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 28th day of September, 2021.

Linden Row Residential LLC, a Delaware Limited Liability Company
By: Linden Row Townhome Partners, LLC, its Managing Member

By: _____
Steve Armistead, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Steve Armistead, 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 Linden Row Townhome Partners, LLC, the Managing Member of Linden Row Residential, the within named bargainor, a Limited Liability Company, and that such Steve Armistead 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, this 28th day of September, 2021.

_____
Notary Signature
My commission expires: _____

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06.14.25
COUNTY OF WILLIAMSON

File #: 21-552
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Jennifer Tulkop, 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 9/28/2021 (date of document).

Affiant Signature

12/6/2021
Date

State of New York

County of Suffolk

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

Notary's Signature

MY COMMISSION EXPIRES: 5/10/2022

NOTARY'S SEAL

JACALYN JOYCE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JO6221655
Qualified in Suffolk County
Commision Expires May 10, 2022