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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210837115**<br><br>Karen Johnson Davidson County<br>Batch# 780691 DEEDWARR<br>12/28/2021 01:32:01 PM 2 pgs<br>Fees: $13.00 Taxes: $1,202.13<br>20211228-0170576 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $324,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 22nd day of December, 2021.<br><br>Notary Public<br>My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023 |

# WARRANTY DEED

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| Address New Owner:<br>Joseph John Shields, IV<br>1205 Tremont Avenue<br>Nashville, TN 37212 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>093 11 0H 052.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Muse Nashville, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph John Shields, IV, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 510 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592 as amended in Instrument No. 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Muse Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed from The Fuel Tank, LLC, a Tennessee limited liability company, of record in Instrument No. 20191021-0107765, in the Register's Office of Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lindsley Property, as recorded in Plat Book 21, Page(s) 25.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of lot 19, and a portion of Lots 18, 20, and 21 on the Map of Lindsley Property, as recorded in Plat Book 5210, Page(s) 360.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200123-0008592 and Instrument No. 20211001-0132086.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7084, Page 983 and Book 7631, Page 606.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20200414-0038843.

Grant of Easement, recorded in Instrument No. 20210802-0103594.

Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20200127-0009426.

Ordinance are record in Book 10512, Page 464; Book 10512, Page 477 and Instrument No. 20130903-0092714 and Instrument No. 20130903-0092716.

This is improved property located at 65 Lindsley Avenue Unit 510 Nashville TN 37210

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 22nd day of December, 2021.

Muse Nashville, LLC

By: Jonathan Harris, Authorized Agent

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Jonathan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Muse Nashville, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 22nd day of December, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023