WARRANTY DEED

Karen Johnson Davidson County
Batch# 780778 DEEDWARR
12/28/2021 03:11:55 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20211228-0170731

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 7/28/25

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Belle Temkin	Belle Temkin	092-10-0-C-002.00 CO
c/o Brewer (NAME) & Tominigg	c/o Brewer & Tominigg (NAME)	
30 N. Westlake Blvd Suite 2600 (ADDRESS)	310 N. Westlake Blvd Suite 2600 (ADDRESS)	
Westlake Village CA 91362 (CITY) (STATE) (ZIP)	Westlake Village CA 91362 (CITY) (STATE) (ZIP)	

FOR AND 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, **P Three Ventures, a Texas Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Belle Temkin, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being Unit No. 2 of ElevAte at City Heights (formerly The Del) , a Horizontal property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing ElevAte at City Heights formerly The Del, a Horizontal property Regime with Private Elements, of record in Instrument No. 20170127-0009277, as amended in Instrument No. 20170330-0031283, Instrument No. 20171003-0101096 and Instrument No. 20180403-0030960, First Amended to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for ElevAte at City Heights, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20180615-0057610, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" in Amendment at Instrument No. 20180403-0030960 to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to P Three Ventures, a Texas Partnership, by Warranty Deed from The Del Partners, dated October 19, 2018, of record in Instrument No. 20181022-0104237, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 510 31st Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; Declaration of Covenants, Conditions and Restrictions, Plat and By-Laws of record in Instrument No. 20170127-0009277, amended in Instrument No. 20170330-0031283, Instrument No. 20171003-0101096, Instrument No. 20180403-0030980 and Instrument No. 20180615-0057610; Articles of Incorporation/Charter of record in Instrument No. 20170127-0009276; Easement for public street right of way of record in Instrument No. 20170208-0013332; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20161012-0107948; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 23rd day of December, 2021.

P THREE VENTURES

By: Lee Percenti
Its: Managing Member

State of Texas
County of Hays

Personally appeared before me, a notary public in and for the state and county aforementioned, Lee Percenti with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of P Three Ventures and that he as such Managing Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and official at Austin (city), Texas (state), seal this 24th day of December, 2021.

Notary Public
My Commission Expires: 1/5/2023

MARTIN KING ANDRADA
Notary ID #125914233
My Commission Expires
January 5, 2023

File No. 35026