THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635767** Karen Johnson Davidson County Batch# 784842 DEEDWARR 01/05/2022 10:34:35 AM 2 pgs Fees: $13.00 Taxes: $2,589.63 20220105-0001884	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $699,900.00. Affiant Subscribed and sworn to before me, this 21st day of December, 2021. Notary Public My Commission Expires: _____ HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Alexa Rae Anglin 5842 Wagonvale Drive Arrington, TN 37014	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 11 0H 034.00

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 **Alexa Rae Anglin and Joseph Scott Anglin, wife and husband** ("Grantees"), their 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. 407 of Muse, a Planned Unit Development, a Horizontal Property Regime with Private Elements, 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 Number 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 property conveyed to Muse Nashville, LLC, a Tennessee limited liability company, by Warranty Deed from The Fuel Tank, LLC, a Tennessee limited liability company, of record in Instrument No. 20191021-0107764, in the Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 2019.

And being part of the 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 for 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.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

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

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

Covenants, Conditions and Restrictions as set forth in Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983 and Book 7631, Page 606, as amended in Book 10512, Page 464, Book 10512, Page 477 and Instrument No. 20130903-0092714.

Ordinance of record in Instrument No. 20130903-0092716

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

Easement for Dedication of Public Right of Way, recorded in Instrument No. 20200127-0009426.

Grant of Easement of record in Instrument No. 20210802-0103594.

This is improved property located at 65 Lindsley Avenue Unit 407 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 21st 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/herself to be the Authorized Agent of Muse Nashville, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 21st day of December, 2021.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024