Karen Johnson Davidson County
Batch# 785615 DEEDWARR
01/05/2022 03:51:23 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220105-0002339

FROM: Morgan Leigh Ivey
TO: St. Jean Properties, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
St. Jean Properties, LLC P. O. Box 21191 Bakersfield, CA 93311	(Same)	Map 91-8-"O", Parcel 1

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of January, 2022.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 3/7/23

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Morgan Leigh Ivey, a married person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto St. Jean Properties, LLC, a California limited liability company, hereinafter called "GRANTEE", its successors 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 A, together with the appurtenant interest in the common elements of 4604 Michigan Avenue Commons, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20161219-0133054, amended by First Amendment to Declaration of record in Instrument No. 20170307-0022430, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to Declaration of record in Instrument No. 20170307-0022430, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Morgan Leigh Ivey, an unmarried woman, by deed from L & S Development, LLC, a Tennessee limited liability company, recorded March 1, 2018, of record as Instrument No. 20180301-0019596, said Register's Office.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2022 Metro Nashville Davidson County Taxes, which have been prorated between the parties.

2. Declaration of Covenants, Conditions and Restrictions for 4604 Michigan Avenue Commons, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161219-0133054, said Register's Office, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for 4604 Michigan Avenue Commons, a Horizontal Property Regime, of record as Instrument No. 20170307-0022430, said Register's Office.

3. All matters shown on the plan of record as Exhibit B contained in the First Amendment to Declaration of Covenants, Conditions and Restrictions for 4604 Michigan Avenue Commons, a Horizontal Property Regime, of record as Instrument No. 20170307-0022430, said Register's Office.

This is improved property known as 4604 A Michigan Avenue, Nashville, Tennessee 37209.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 5th day of January, 2022.

Morgan Leigh Ivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgan Leigh Ivey, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 3/7/23

