Karen Johnson Davidson County
Batch# 787077 DEEDWARR
01/11/2022 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,321.75
20220111-0003396

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $627,500.00.

Affiant

Subscribed and sworn to me on 12/28/21.

NOTARY PUBLIC

My Commission Expires: 11-4-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Campbell Tenn, LLC 1300B 15th Ave S, Nashville, TN 37212-3011	NEW OWNER	103 02 1D 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) 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, Nashvillage, LLC, Nevada limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Campbell Tenn, LLC, a Tennessee 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:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 5700B of Oceola Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Oceola Drive Townhomes, a Horizontal Property Regime, of record in Instrument No. 20200304-0023544 and Amendment in Instrument No. 20211115-0151511, 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 Nashvillage LLC, a Nevada limited liability company, by Warranty Deed from Mark Hayes, married, of record in Instrument No. 20190524-0049315, in the Register's Office of Davidson County, Tennessee, dated May 15, 2019 and recorded on May 24, 2019.
>
> This is improved property known as 5700 B Burgess Ave, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 it 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 itself, its 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 12/28/21.

Nashvillage, LLC

By: _____
Taner Togac, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Taner Togac, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Agent of Nashvillage, LLC, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing for Nashvillage, LLC by himself as Authorized Agent.

Witness my hand and official seal on 12/28/21

_____
NOTARY PUBLIC

My Commission Expires: 11-6-24



Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on December 28, 2021.

Signature December 28, 2021.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on December 28, 2021.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY