Karen Johnson Davidson County
Batch# 797295 DEEDWARR
01/31/2022 10:19:14 AM 2 pgs
Fees: $13.00 Taxes: $15,836.00
20220131-0010846

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $4,280,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 27th day of January, 2022.<br><br>Notary Public<br><br>My commission expires: |

D. DEAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 3, 2025

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| 223 Oceola, LLC | New Owner(s) | 091140K00100 CO; 091140K00200 CO; 091140K00400 CO; 091140K00500 CO; 091140K00600 CO; 091140K00700 CO; 091140K00800 CO; 091140K00900 CO; 091140K01000 CO; 091140K01100 CO; 091140K01200 CO; 091140K01300 CO; 091140K01400 CO; 091140K01500 CO; 091140K01600 CO; 091140K01700 CO; 091140K01800 CO; 091140K01900 CO; 091140K02000 CO; 091140K02100 CO; 091140K02200 CO; 091140K02300 CO; 091140K02400 CO; 091140K02500 CO; 091140K02600 CO; 091140K02700 CO; 091140K02800 CO; 091140K02900 CO; and 091140K03000 CO |
| 223 Oceola Ave | 205 Imperio Ave. | |
| Nashville TN 37209 | Fremont, CA 94539 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **S&J OCEOLA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **223 OCEOLA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Units 1-30 and all common area on the Plan of The Chelsea at Oceola, a Townhouse Planned Unit Development, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210916-0124389, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Baskin Capital, LLC, a Tennessee limited liability Company by Warranty Deed from Anne L. Brodbine and Charles N. Parker, as Co-Trustees of the Brodbine Family trust of record in Instrument No. 20180727-0073646 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 27, 2018.

Being a portion of the same property conveyed to Baskin Capital, LLC by Warranty Deed from Roy E. Richards, an unmarried man of record in Instrument No. 20181002-0097622 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 02, 2018.

Being a portion of the same property conveyed to S and J Oceola LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Baskin Capital, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210614-0080070 Register's Office for Davidson County, Tennessee, dated June 08, 2021 and recorded on June 14, 2021.

See also Scrivener's Affidavit, recorded on June 29, 2021 of record in Instrument Number 20210629-0087654, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be Units 1-30 at The Chelsea at Oceola, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of January, 2022.

**S&J Oceola, LLC,**
**a Tennessee Limited Liability Company**

**By:** _____
**George Hetzel, Owner**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George Hetzel, 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 Owner of S&J Oceola, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025