Karen Johnson Davidson County
Batch# 808528 DEEDWARR
02/18/2022 11:41:30 AM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20220218-0019258

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-03-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $615,000.00 Affiant Subscribed and sworn to before me, this 8TH day of February, 2022. Carmen Coats Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Scott Barrett and Noelle Barrett Linebach 3704 Woodmont Blvd. Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Parcel ID No. 082-14-0A-043.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVEGAS, LLC, a Wyoming limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SCOTT BARRETT, unmarried and NOELLE BARRETT LINEBACH, married, as tenants in common with right of survivorship** ("Grantee"), Grantee's successors, and representatives, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 910 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument Nos. 20060518-0058640 and 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the

undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Gregory Kinman and Sheri Kinman, husband and wife by Warranty deed from Christopher J. Jansen and Monica J. Mair n/k/a Monica J. Jansen, husband and wife of record in Instrument No. 20151012-0103430 Register's Office for Davidson County, Tennessee, dated October 08, 2015 and recorded on October 12, 2015.

Being the same property conveyed to Randall Scott Boll, an unmarried man by Warranty deed from Gregory Kinman and Sheri Kinman, husband and wife of record in Instrument No. 20200304-0024251 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on March 04, 2020.

Being a portion of the same property conveyed to Nashvegas, LLC, A Wyoming Limited Liability Company by Quitclaim deed from Randall Scott Boll, an unmarried man of record in Instrument No. 20200717-0078976 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 17, 2020.

This is improved property commonly known as: **910 1st Ave N, Nashville, TN 37201**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, and representatives, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, and representatives to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, successors and representatives against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of Feb, 2022

NASHVEGAS, LLC

By: _____
JESSIE PHILLIPS, AUTHORIZED REPRESENTATIVE

STATE OF TN)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JESSIE PHILLIPS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of NASHVEGAS, LLC, the within named bargainer, a Wyoming limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand, at office, this 7 day of February, 2022.

_____
Notary Public
My commission expires: 10-11-25

NATHANIAL WILCOX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-11-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 02/09/2022 ____ (date of document).

Affiant Signature

02/09/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025