WARRANTY DEED

Karen Johnson Davidson County
Batch# 812932 **DEEDWARR**
03/01/2022 11:14:34 AM 2 pgs
Fees: $13.00 Taxes: $4,617.60

20220301-0023058

W-ACRE-21-6100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,248,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2025
(AFFIX SEAL)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Living Trust of Lorraine Susan Carver dated January 22, 2017 and the Living Trust of Dennis John Carver dated January 22, 2017	New Owner	
(NAME)	(NAME)	**091-02-2W-001.00-CO AND 091-02-2W-002.00-CO**
813 Alabama St.		
(ADDRESS)	(ADDRESS)	
Huntington Beach, CA, 92648		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **6100 NEW YORK LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BROOKE NICOLE CARVER TRUSTEE OF THE LIVING TRUST OF LORRAINE SUSAN CARVER DATED JANUARY 22, 2017 AND THE LIVING TRUST OF DENNIS JOHN CARVER DATED JANUARY 22, 2017,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. Unit A & B on the Plan of Subdivision of Block "B" of Cherokeee Park, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. , 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 part of the property conveyed to 6100 New York LLC, a Tennessee limited liability company by Quitclaim Deed from LMI Development Group, LLC, a Tennessee limited liability company of record in Instrument Number 20191022-0108302, Register's Office for Davidson County, Tennessee, dated October 17, 2019 and recorded on October 22, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 75 and in Book 452, Page 266, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for 6100 New York Avenue, with By-Laws appended thereto, of record in Instrument Number 20191022-0108304 and amended in Instrument Number 20201116-0135061 , Register's Office for Davidson County, Tennessee.
- Charter of the 6100 New York Avenue Homeowner's Association of record in Instrument Number 20191028-0110352, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restriction at Instrument No. 20191022-0108304 as amended in Instrument No. 20201116-0135061, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6100 New York Avenue A & B, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this the 25th DAY OF FEBRUARY, 2022.

6100 New York LLC

BY:_____
Jason Lincoln
Authorized Agent

BY:_____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON LINCOLN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 6100 NEW YORK LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11 2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 6100 NEW YORK LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212