WARRANTY DEED

DM-C-22-610-404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $683,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2022.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Aiban, LLC	new owner	
(NAME)	(NAME)	**092 07 0I 404.00**
4N419 Mountain Ash		
(ADDRESS)	(ADDRESS)	
Wayne, IL 60184		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 822235 **DEEDWARR**
03/14/2022 03:23:10 PM 2 pgs
Fees: $13.00 Taxes: $2,527.10
20220314-0029687

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, **CHET ALEXANDER AND KIMBERLY ALEXANDER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AIBAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 404, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description for said Unit.

Being the same property conveyed to Chet Alexander and Kimberly Alexander, husband and wife, by Warranty Deed from The 1865 Condominiums, LLC, a Tennessee limited liability company, of record in Instrument no. 20191125-0121223, in the Register's Office of Davidson County, Tennessee, dated November 21, 2019 and recorded on November 25, 2019.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 621 21st Avenue L.L.C. Subdivision, as recorded in Instrument No. 20040929-0117201.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of 596 and 610 21st Avenue North, as recorded in Instrument No. 20160914-0096846.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The 1865 a Condominium of record in Instrument No. 20190314-0023483, as amended by instrument(s) of record in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697, Instrument No. 20191010-0104084; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180228-0018696.
- Easement recorded in Book 1755, Page 4 and Book 2442, Page 394.
- Easement for Reciprocal Easement Agreement, recorded in Instrument No. 20210506-0060947.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **610 21st Ave North Unit 404, Nashville, Tennessee 37203**.

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 11th DAY OF MARCH, 2022.

Chet Alexander

Kimberly Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: 5.2.22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of March, 2022.

Notary Public
My Commission Expires: 5.2.22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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