THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339988** Karen Johnson Davidson County Batch# 826013 **DEEDWARR** 03/22/2022 11:00:22 AM 2 pgs Fees: $13.00 Taxes: $1,628.00 20220322-0032727	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 21st day of March, 2022. Notary Public My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 08, 2024

WARRANTY DEED

Address New Owner: Vincenzo Cimino, Trustee and Christine T. Cimino, Trustee 8772 Porter Oaks Drive Roscoe, IL 61073	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 14 0A 137.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **West Iris Realty, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vincenzo Cimino and Christine T. Cimino, Trustees of the Vincenzo and Christine T. Cimino Living Trust, dtd 12/19/96,** ("Grantees"), its successors, heirs and assigns, 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. 786 as specified on the Plat shown in Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument Number 20051228-0155671 and in Instrument Number 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements 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 in Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671 to the Second Amendment to the Master Deed of record in Instrument Number 20060518-0058640 as amended as Instrument No. 20090109-0002382, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to West Iris Realty, LLC, a Tennessee Limited Liability Company, by QuitClaim Deed from The Hidden Gem - a series of IT Realty, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180914-0091380, in the Register's Office of Davidson County, Tennessee, dated September 12, 2018 and recorded on September 14, 2018.

Being the same property conveyed to The Hidden Gem - a Series of IT Realty, LLC, a Tennessee series limited liability company, by QuitClaim Deed from Ilya Toshinskiy, of record in Instrument No. 20180206-0012165, in the Register's Office of Davidson County, Tennessee, dated January 31, 2018 and recorded on February 06, 2018.

Being the same property conveyed to Ilya Toshinskiy, Unmarried, by Warranty Deed from Zachary Bates, Unmarried, of record in Instrument No. 20160824-0088430, in the

Register's Office of Davidson County, Tennessee, dated August 19, 2016 and recorded on August 24, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Riverfront Condominiums Condominium of record in Instrument No. 20051221-0153160, as amended by instrument(s) of record in as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382, Appointment of Substitute Trustee recorded in Instrument No. 20101129-0094655, further amended in Instrument No. 20150402-0029055; 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 Restrictive Covenants recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069.

Easement recorded in Book 2098, Page 166 and Instrument No. 20160301-0019392.

Easement for Flowage, recorded in Book 2199, Page 537 and Book 2303, Page 437.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 7228, Page 400.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11112, Page 881.

This is improved property located at 786 1st Avenue Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2022.

West Iris Realty, LLC

By: _____

Ilya Toshinskiy, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Ilya Toshinskiy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of West Iris Realty, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21st day of March, 2022.

_____

Notary Public



My Commission Expires
December 8, 2024