Karen Johnson Davidson County
Batch# 827512 DEEDWARRSP
03/24/2022 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220324-0033856

This instrument prepared by:
Alvin L. Harris
3923 Skyline Drive
Nashville, Tennessee 37215

Recorded by:
Fidelity National Title Insurance Company
1620 L Street, NW, 4th Floor
Washington, DC 20036
DC2100394A- TV

SPECIAL WARRANTY DEED
(FOR TOWNHOME COMMON ELEMENTS)

Address New Owner(s)	**Send Tax Bills To:**	**Map/Parcel Nos.**
Harpeth Heights Townhome Owners Association, Inc. c/o Ghertner & Company 50 Vantage Way, #100 Nashville, TN 37228	Same	Townhome Common Elements Part of Tax Map 114, Parcel 318.00

FOR AND IN CONSIDERATION of fifty Dollars ($50.00) cash in hand paid and other good and valuable consideration, **Seaside Fla, LLC, a Florida limited liability company**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Harpeth Heights Townhome Owners Association, Inc., a Tennessee non-profit corporation** ("Grantee"), and to the said Grantee's successors, and assigns, all of Grantor's right, title and interest in certain real estate in the City of Nashville, County of Davidson, State of Tennessee, and more particularly described as follows:

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

Being a portion of the same property conveyed to Seaside Fla, LLC, a Florida limited liability company by deed recorded as Instrument No. 20210115-0007394, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

[SIGNATURE PAGE FOLLOWS]

IN TESTIMONY WHEREOF, we have hereunto set our hands, this 30th day of November, 2021.

"GRANTOR"

SEASIDE FLA, LLC, a Florida limited liability company

By: _____
Name: J. Trent Lehman
Title: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **J. Trent Lehman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Representative of Seaside Fla, LLC, a Florida limited liability company, the within named bargainor, a limited liability company and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal, this 24 day of November, 2021.

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 11/5/24

The actual consideration for this transfer of property is fifty Dollars ($50.00) and no other monetary consideration.

_____
AFFIANT

Sworn to and subscribed before me,
this 24 day of November, 2021.

_____
Notary Public
My commission expires: 11/5/24

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
TO SPECIAL WARRANTY DEED
(FOR TOWNHOME COMMON ELEMENTS)

Tract 1

Being all property designated as the Common Elements on the plat of Harpeth Heights Townhomes of record in Instrument No. 20210519-0067525, in the Register's Office for Davidson County, Tennessee and on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes recorded as Instrument Number 20211105-0148324, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Seaside Fla, LLC, a Florida limited liability company by deed recorded as Instrument No. 20210115-0007394, in the Register's Office for Davidson County, Tennessee.

Tract 2

TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, (ii) in that certain Access Easement of record in Book 9130, Page 905, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, all in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Tracie Vaillant, 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 11/30/21 (date of document).

Tracie Vaillant
Affiant Signature

12/1/21
Date

~~State of~~ District
~~County of~~ Columbia

Sworn to and subscribed before me this 1st day of December, 2021.

Kathleen T. McHugh
Notary's Signature

MY COMMISSION EXPIRES: _____

KATHLEEN T. MCHUGH
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires October 31, 2024

NOTARY'S SEAL

