Box 36

Karen Johnson Davidson County
Batch# 835787 DEEDWARR
04/06/2022 03:10:36 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20220406-0040099

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00.

Affiant

Subscribed and sworn to me on April 6, 2022.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35741

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles Shank, Jr. Debra Aguirre-Shank 1869 W Placer Creek Way Nampa, ID 83686	SAME ADDRESS AS NEW OWNER	092-10-H-013 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Music City Housing, a Tennessee general partnership, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Charles Shank, Jr. and Debra Aguirre-Shank, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land situated in Davidson County, Tennessee, being Unit 13, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156, amended at Instrument No. 20181228-0125893 and 20190220-

0015516, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christina Tallent by Special Warranty Deed from CJ Clifton Partners, LLC of record in Instrument No. 20190416-0034950 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 16, 2019 as corrected by Scrivener's Affidavit of record in Instrument No. 20190717-0070094, in said Register's Office.

Further, being the same property conveyed to Christina Tallent and Marion B. Tallent, Jr., Husband and wife, and Marion B. Tallent, III, unmarried, Joint tenants with right of survivorship by Quitclaim Deed from Christina Tallent, of record in Instrument No. 20190612-0056488, Register's Office for Davidson County, Tennessee, dated June 11, 2019 and recorded on June 12, 2019.

Further, being the same property conveyed to Music City Housing, a Tennessee general partnership by Quitclaim Deed from Christina Tallent and Marion B. Tallent, Jr., Husband and wife, and Marion B. Tallent, III, unmarried, Joint tenants with right of survivorship, of record in Instrument No. 20210804-0105004, Register's Office for Davidson County, Tennessee, dated August 3, 2021 and recorded on August 4, 2021.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to all matters shown on the Plan of record in Plat Book 1, Page 124, Chancery Court for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record In Instrument No. 20171019-0107284 and Instrument No. 20180413-0035156, Instrument No. 20181228-0125893, Instrument No. 20181228-0125894 and Instrument No. 20190220-0015516, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Agreement for Dedication of Public Right of Way of record in Instrument No. 20171031-0111325, in the Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171208-0125437, in the Register's Office for Davidson County, Tennessee.

6. Grant of Overhead Line Easement of record in Instrument Number 20180905-0088081, in the Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument Number 20061221-0157035 and 2006122-00156948, in the Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20061221-0157074, in the Register's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2519 Clifton Avenue #101, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand on April 6, 2022.

Music City Housing,
a Tennessee general partnership

By: Marion B. Tallent III
Marion B. Tallent, III
Its: Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a notary public for the state and county aforesaid, Marion B. Tallent, III, 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 Authorized Representative of Music City Housing, a Tennessee general partnership, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership in his capacity as Authorized Representative.

Witness my hand and official seal on April 6, 2022.

Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024