Karen Johnson Davidson County
Batch# 836378 DEEDWARRSP
04/08/2022 09:29:30 AM 6 pgs
Fees: $33.00 Taxes: $4,625.00
20220408-0040987

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00. Affiant Subscribed and sworn to before me, this the 25th day of March 2022. Notary Public My commission expires: 4/1/24

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
TSI LLC 8705 Wethered Drive Ellicott City, Maryland 21043	*NEW OWNER*	091-02-0-288.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, CERMINARA PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto TSI LLC, a Maryland limited liability company, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is unimproved property, known as 5502 New York Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. 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 those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself and its representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

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

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 23 day of March 2022.

GRANTOR:

CERMINARA PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: Anthony Cerminara
Title: Managing Member

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Allegheny)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anthony Cerminara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Managing Member of Cerminara Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by Anthony Cerminara as Managing Member.

Witness my hand and seal, at office in PITTSBURGH, PA, this the 23RD day of March 2022.

_____
NOTARY PUBLIC

My Commission Expires: 5-23-22

Commonwealth of Pennsylvania - Notary Seal
Beth Ann Tomshay, Notary Public
Allegheny County
My commission expires May 23, 2022
Commission number 1283592
Member, Pennsylvania Association of Notaries

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being part of Block "H", Plan No. 2, West Nashville, as of record in Book 57, Page 172, in the Register's Office for Davidson County, Tennessee.

Beginning at the Northwest corner of New York Avenue and 55th Avenue North, formerly 14th Street; thence with the Northerly margin of New York Avenue, Westwardly 160 feet; thence Northwardly 150 feet to the Southerly margin of an alley; thence with same, Eastwardly 29 feet to the Southwesterly margin of the right-of-way of the Nashville Railway and Light Company's property; thence with the same, Southeastwardly 166.80 feet, more or less, to the Westerly margin of 55th Avenue North; thence with the same, Southwardly 50 feet, more or less to the beginning.

Being the same property conveyed to Cerminara Properties, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20190821-0083693, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20200414-0038988, in the Register's Office of Davidson County, Tennessee.

4. Letter of Responsibility for shared sewer service, of record in Instrument No. 20200624-0068241, in the Register's Office of Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200730-0084236, in the Register's Office of Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20200730-0084241, in the Register's Office of Davidson County, Tennessee.

7. Easements set forth in the Metropolitan Ordinance Bill No. 56-109.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 3/25/2022 (date of document).

Affiant Signature

3/31/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

