Karen Johnson Davidson County
Batch# 837511 DEEDWARRSP
04/11/2022 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220411-0041521

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March , 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LIZ ARBOGA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-07-2025

File #21-0210-104-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2400Ventures. llc	**Same as New Owner**	
(NAME)	(NAME)	
2400 Sunset Place	**Same as New Owner**	**104022K10400CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Same as New Owner**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **30TH CORE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2400VENTURES. 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 104 of The Lofts at 30th, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Lofts at 30th, of record in Instrument Number 20211208-0162910, and amended in First Amendment to Declaration in Instrument Number 20211221-0168471, the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thererof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to 30th Core, LLC, a Tennessee limited liability company, by Special Warranty Deed from 191 Charter Place Investors, LLC (formerly known as 30th Avenue, LLC); and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC); of record in Instrument No. 20211108 0148686, in the Register's Office for Davidson County, Tennessee, dated November 5, 2021 and recorded on November 8, 2021.

Also being a portion of the same property conveyed to 30th Core, LLC, a Tennessee limited liability company, by Quitclaim Deed from 191 Charter Place Investors, LLC (formerly known as 30th Avenue, LLC); and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC); of record in Instrument No. 20211108 0148687, in the Register's Office for Davidson County, Tennessee, dated November 5, 2021 and recorded on November 8, 2021.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee.
* Declaration for Lofts at 30th, of record in Instrument No. 20211208-0162910, as amended in Instrument No. 20211221-0168471, Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20130517-0050160, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **210 30th Avenue N, #104, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that said land is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth **herein**. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 30th day of March, 2022.

30th Core, LLC, a Tennessee Limited Liability Company

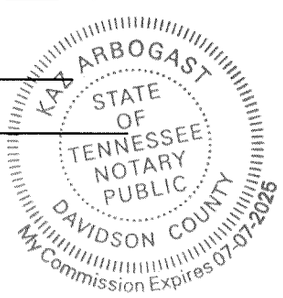
By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOY CARNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AUTHORIZED AGENT of 30TH CORE, LLC, the within named bargainor, a Tennessee limited liability company, and that such LOY CARNEY as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee limited liability company as AUTHORIZED AGENT.

Witness my hand and seal this 30th day of March, 2022.

_____
Notary Signature
My commission expires:_____



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 30th day of March, 2022.

Affiant Signature
Date 03/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

