Karen Johnson Davidson County
Batch# 838317 DEEDWARR
04/12/2022 10:14:28 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20220412-0042111

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1031

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of April, 2022

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Ann Hill and Lisa D'Andrade 2001 Convent Place #13 Nashville, TN 37212	New Owner	104-11-4A-013.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Haven STR LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Riley A. D'Andrade, an unmarried woman and Mary Ann Hill, an unmarried woman and Lisa D'Andrade, a married woman, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 13, together with common areas, as established by Declaration of Protective Covenants Conditions and Restrictions for Convent Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20150323-0024693, as amended by First Amendment of record in Instrument No. 20171113-0116347, and Second Amendment of record in Instrument No. 20180417-0036210, and Third Amendment of record in Instrument No. 20190828-0086582, and being shown on Plat attached as "Exhibit 1" to said Second Amendment, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean McNamara by Warranty deed from Village Place, LLC, a Tennessee limited liability company of record in Instrument No. 20191106-0114607 Register's Office for Davidson County, Tennessee, dated October 29, 2019 and recorded on November 06, 2019.

Being the same property conveyed to Haven Str, LLC, a Tennessee limited liability company by Quitclaim deed from Sean McNamara of record in Instrument No. 20191120-0119768 Register's Office for Davidson County, Tennessee, dated November 18, 2019 and recorded on November 20, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2001 Convent Place #13, Nashville, TN 37212

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 we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Dated this the 8th day of April, 2022.

Haven STR LLC, a Tennessee Limited Liability Company

By: _____
Sean McNamara, Sole Member

STATE OF ~~TENNESSEE~~ COLORADO
COUNTY OF ~~WILLIAMSON~~ SUMMIT

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Sean McNamara, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member of Haven STR, LLC. the within named bargainor, a corporation, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Sole Member.

Witness my hand, at office, this 8th day of April, 2022.

_____
Notary Signature
My commission expires: 03/04/2023

JUSTIN DEAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994006053
MY COMMISSION EXPIRES 03/04/2023