WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-C-22-610-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2022.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brock E. Ernest and Cassie L. Ernest	New Owner	
(NAME)	(NAME)	**092 07 0I 104.00**
5456 Highway 61		
(ADDRESS)	(ADDRESS)	
Silver Bay, MN 55614		
(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, **COTTAGE PARTNERS, 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 **BROCK E. ERNEST AND CASSIE L. ERNEST, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee being Unit 104 as shown on the Master Deed establishing The 1865 Condominium of record in Instrument number 20190314-0023483, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cottage Partners LLC, A Tennessee Limited Liability Company, by Quit Claim Deed from The 1865 Condominiums LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200123-0008220, in the Register's Office for Davidson County, Tennessee, dated January 14, 2020 and recorded on January 23, 2020.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 621 21st Avenue L.L.C. Subdivision, as recorded in Instrument No. 20040929-0117201.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of 596 and 610 21st Avenue North, as recorded in Instrument No. 20160914-0096846.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The 1865 Condominium of record in Instrument No. 20190314-0023483, as amended by instrument(s) of record in Instrument Nos. 20190712-0068003, 20191007-0102697, 20191010-0104084; also subject to easements, rights and interests 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 building thereon.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180228-0018696.
- Easement for Sanitary Storm Sewer, recorded in Book 1755, Page 4.
- Easement for Right of Way, recorded in Book 2442, Page 394.
- Easement for Reciprocal Easement Agreement, recorded in Instrument No. 20210506-0060947.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **610 21st Ave., N #104, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 840412 **DEEDWARR**
04/18/2022 10:17:39 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50 Warranty Deed

20220418-0044053

Witness my/our hand(s) this the 14th DAY OF APRIL, 2022.

Cottage Partners, LLC

BY:_____
Joe Porter
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE PORTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of COTTAGE PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212