THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 597,925.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024

(AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Karen Johnson Davidson County
Batch# 841707 DEEDWARR
04/19/2022 12:04:03 PM 2 pgs
Fees: $13.00 Taxes: $2,212.32

20220419-0044952

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory Nowakowski	F&M BANK	MAP 105-06-0R
654 Hamilton Avenue Unit 16	P.O. Box 451	PARCEL -016.00 CO
Nashville, TN 37203	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **RSD HAMILTON AVENUE, LLC, a Tennessee limited liabiltiy company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cory Nowakowski,** an unmarried man

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. 16 on the plan of Fusion, as shown on Exhibit E to the Declaration of Covenants, Conditions and Restrictions of Fusion, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200313-0028238, amended in Instrument No. 202107120093422, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deeds of record as Instrument Nos. 20190125-0007763, Instrument No. 20190125-0007764, Instrument No. 20190125-0007765 and Instrument No. 20190125-0007766, said Register's Office. For further reference see Instrument No. 20200312-00227871, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **654 Hamilton Avenue Unit 16, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness my hand this the 18 day of April, 2022.

RSD HAMILTON AVENUE, LLC, a Tennessee limited liability company

BY: Red Seal Development Corp

BY: _____
Todd Fishbein

ITS: CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R L Moore a Notary Public in and for said State and County, personally appeared TODD FISHBEIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be CEO of Red Seal Development Corp., an Illinois Corporation, the Manager of RSD Hamilton Avenue, within named bargainor, a Tennessee limited liability company and that he as such CEO being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Manager of the limited liability company by himself as CEO.

Witness my hand and seal this the 18 day of April, 2022

My Commission expires Jan 8 2024

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE