THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4432HAM-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 605,722.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April, 2022. Notary Public MY COMMISSION EXPIRES: January 8, 2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 846276 DEEDWARR
04/27/2022 11:02:02 AM 2 pgs
Fees: $13.00 Taxes: $2,241.17
20220427-0048541

R.L. MOORE NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott J. Manning	Peoples National Bank, N. A.	105060R014000 CO
658 Hamilton Avenue Unit#14	P.O. Box 887	
Nashville, TN 37203	Mt Vernon, IL 62864	
(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 liabilty company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott J. Manning and Kristen M. Manning, husband and wife**

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. 14 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 improved property known as **658 Hamilton Avenue Unit#14, Nashville, TN 37203**

Witness my hand this the 25 day of _____, 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 25 day of April, 2022

My Commission expires January 8, 2024

_____
Notary Public

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