Karen Johnson Davidson County
Batch# 847914 DEEDWARR
04/29/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20220429-0049541

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220440652**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$394~~,000.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2022. Notary Public My Commission Expires: _____ MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 05-21-2025

WARRANTY DEED

Address New Owner: 200 Keen Street LLC 6 Raritan Road Oakland, NJ 07436	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-11-0C-001-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nghiem Uy Le, unmarried, and Tien Gia Le, unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **200 Keen Street LLC, a New Jersey Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain Townhouse Unit located in Davidson County, Tennessee, being Unit No. 1 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617, No. 20080305-0022273, and further amended in Instrument No. 20081230-0123435, which reference to Unit Site Layout Plat attached as Exhibit(s) to said Declaration and amendments is hereby made for more accurate location and description of said Unit.

Being the same property conveyed to Tien Gia Le and Nghiem Uy Le, as joint tenants, by Warranty Deed from Steven R. Johnson and Cynthia B. Johnson, husband and wife, and Erica D. Johnson, a single woman of record in Instrument No. 20160728-0077679, Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 28, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Unit Site Layout Plan attached as Exhibit(s) to the Declaration of Covenants, Conditions and Restrictions and amendments thereto of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction

(a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Amended and Restated By-Laws of record in Instrument No. 20110930-0075886, in the Register's Office for Davidson County, Tennessee.

Conveyance of common area to Landmark Townhomes Homeowners Association, Inc. a Tennessee non-profit corporation of record in Instrument No. 20080220-0016618, in the Register's Office for Davidson County, Tennessee.

Conveyance of water main to Metro Government of record in Book 6846, Page 591, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20071109-0132241, in the Register's Office for Davidson County, Tennessee.

Private Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071109-0132228, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20100219-0013000, in the Register's Office for Davidson County, Tennessee.

Landmark townhome Rules and Regulations Summary of record in Instrument Number 20170118-0005611, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 500 Landmark Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April, 2022.

Nghiem Uy Le

Tien Gia Le

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nghiem Uy Le and Tien Gia Le, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 4/21/2022 (date of document).

Affiant Signature

4/22/2022
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 22 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

DAKOTA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
My Comm. Expires Sep 08, 2025