WARRANTY DEED

Karen Johnson Davidson County
Batch# 854170 DEEDWARR
05/12/2022 11:12:38 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20220512-0054679

CARSON ADAIR MOURAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Robertson 4, 5, and 7, LLC	NEW OWNER	
(NAME)	(NAME)	
6511 Robertson Avenue, # 7		090 080M 007.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **KURIO PROPERTIES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE ROBERTSON 4, 5, AND 7, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 7 of Robertson Close Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Robertson Close Townhomes, a Horizontal Property Regime, of record in Instrument Number 20160629-0066195 as amended in Instrument Nos. 20190725-0073260 and 20200629-0070338, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kurio Properties, Inc., a Tennessee Corporation, by Quitclaim Deed from Kurio Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201109-0131288, in the Register's Office of Davidson County, Tennessee, dated November 06, 2020 and recorded on November 09, 2020.

Being a part of the same property conveyed to Kurio Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robertson Partners, a Tennessee General Partnership, of record in Instrument No. 20150518-0045298, in the Register's Office of Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6511 Robertson Avenue, # 7, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 10th day of May, 2022.

KURIO PROPERTIES, INC.

BY: _____

PAMELA, KURIO-POE, PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Pamela Kurio-Poe, with whom I am personally acquainted and who, upon oath, acknowledged herself to be President of Kurio Properties, Inc., the within named bargainor, a corporation, and that she as such President of Kurio Properties, Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal this 10th day of May, 2022.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23