Karen Johnson Davidson County
Batch# 854200 DEEDWARR
05/12/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,700.63
20220512-0054721

WARRANTY DEED

Whitney McElroy
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,900.00.

Taylor & Pol
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 02-02-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Royal Title and Escrow, 1536 Rock Springs Rd. Smyrna, TN 37167

File No.: 1057

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Addario Family Limited Partnership	New Owner	091-13-20-002.00-CO
(NAME) 511 Stevenson St. D	(NAME) 1100 Industrial Rd #1	
(ADDRESS) Nashville TN 37209	(ADDRESS) San Carlos, CA 94070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($729,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MUSIC CITY 07 INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADDARIO FAMILY LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 511D of 511C & 511D Stevenson Street, a Horizontal Property Regime with Private Elements Located at Nashville, Davidson County Tennessee and Described in a Mater Deed Established Horizontal Property Regime for 511C & 511D Stevenson Street, of record as instrument no. 20201013-0119028, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, Property, co-owners and tenants of 511C & 511D Stevenson Street, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat field as Exhibit "B" to said Declaration appearing in Instrument No. 20201013-0119028, and Bylaws appended thereto as Exhibit "C", both in Said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit: Also of record in Plat book 332, page 127, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Music City 07 Investments, LLC, A Tennessee Limited Liability Company by Warranty deed from Wanda Hewgley Rogers, James Kenneth Hewgley, Sharon Hewgley Andrews, and Sandra Hewgley Purcell of record in Instrument No. 20191004-0101916 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 04, 2019.

unimproved ☐
This is improved ☒ property, known as 511 Stevenson St. D, Nashville, TN 37209
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands this the 3rd day of May, 2022.

Music City 07 Investments, LLC, a Tennessee Limited Liability Company

BY: Pamela Chaudhury
Pamela Chaudhury, Sole Member

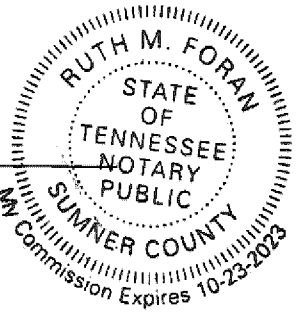
State of Tennessee

County of Rutherford

Before me, Ruth M. Foran of the state and county mentioned, personally appeared Pamela Chaudhury with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she is the Sole Member of Music City 07 Investments, LLC, a Tennessee limited liability company, the maker, that she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that she executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand, at office in Smyrna, Tennessee this 3rd day of May, 2022.

Ruth M. Foran
Notary's Signature
Seal



My commission expires:

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 May 3, 2022 (date of document).

Affiant Signature

May 4, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 4th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County

202205120054721