SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 859100 DEEDWARRSP
05/19/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220519-0058129

File #22-KA-0210-200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Ruth M Picha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ruth M. Picha and Joseph P. Picha	**Same as New Owner**	
(NAME)	(NAME)	
428 Perry Springs Way		**104-02-2K-200.00-CO**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **30TH CORE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUTH M. PICHA AND JOSEPH P. PICHA, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 200 of The Lofts at 30th, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Lofts at 30th, of record in Instrument Number 20211208-0162910, as amended in First Amendment to Declaration in Instrument Number 20211221-0168471, as further amended in Second Amendment to Declaration in Instrument No. 20220411-0041810, as further amended in Third Amendment to Declaration Instrument No. 20220414-0043523, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to 30th Core, LLC, a Tennessee limited liability company, by Special Warranty Deed from 191 Charter Place Investors, LLC (formerly known as 30th Avenue, LLC); and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC); of record in Instrument No. 20211108 0148686, in the Register's Office for Davidson County, Tennessee, dated November 5, 2021 and recorded on November 8, 2021.

Also being a portion of the same property conveyed to 30th Core, LLC, a Tennessee limited liability company, by Special Warranty Deed from 191 Charter Place Investors, LLC (formerly known as 30th Avenue, LLC); and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC); of record in Instrument No. 20211108 0148687, in the Register's Office for Davidson County, Tennessee, dated November 5, 2021 and recorded on November 8, 2021.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee.
* Declaration for Lofts at 30th, of record in Instrument No. 20211208-0162910, as amended in Instrument No. 20211221-0168471, amended in Instrument No. 20220411-0041810, and amended in Instrument No. 20220414-0043523, Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20130517-0050160, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **210 30th Avenue N, #200, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that said land is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth **herein**. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 12th day of May, 2022.

30th Core, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOY CARNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AUTHORIZED AGENT of 30TH CORE, LLC, the within named bargainor, a Tennessee limited liability company, and that such LOY CARNEY as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee limited liability company as AUTHORIZED AGENT.

Witness my hand and seal this 12 day of May, 2022.

_____
Notary Signature
My commission expires:_____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 12th day of May, 2022.

Affiant Signature
Date 05/12/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

