Karen Johnson Davidson County
Batch# 863098 DEEDWARR
05/26/2022 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20220526-0061358

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.

Jennifer Pennell
Affiant

Subscribed and sworn to before me, this 20th day of May, 2022.

Katherene Warren
Notary Public
My Commission Expires: 3/22/26

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nashville Crib, LLC 1616 West End Avenue, Unit 2708 Nashville TN 37203	New Owner	Tax Parcel ID No. 092-12-4A-145.00 CO

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, **Jason Solomon, unmarried, and Izabela Galdyn, unmarried, as joint tenants with common law rights of survivorship,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nashville Crib, LLC, a Tennessee Limited Liability Company**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2708 , on the Horizontal Property Regime for The Residences at Broadwest, a Condominium, as recorded in the Master Deed of record in Instrument No. 20201123-0137217, amended in Instrument No. 20210817-0111256, and in Instrument No. 20220201-0011431, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to Jason Solomon, unmarried, and Izabela Galdyn, unmarried, as joint tenants with common law rights of survivorship, by deed from 1600 West End Avenue Partners, LLC, a Tennessee Limited Liability Company , of record as Instrument No. 20220518-0057790, dated May 6, 2022, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 092-12-4A-145.00 CO.

Matters shown on the Plan of record as Instrument No. 20080702-0068641, said Register's Office.

Agreement for Dedication of Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances of record as Instrument No. 20080411-0036787, said Register's Office.

Subject to a street closing and any easement(s) retained in Ordinance No. BL2006-983, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee , and of record as Instrument No. 20070201-0013053, said Register's Office.

Subject to a street closing and any easement(s) retained in Ordinance No. BL2006-1132, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee , and of record as Instrument No. 20070201-0013052, said Register's Office.

Agreement for Dedication of Public Right-of-Way of record as Instrument No. 20190423-0037193, said Register's Office.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20190425-0038139, said Register's Office.

Declaration of Condominium for Broadwest of record in Instrument No. 20201123-0137216, amended in Instrument No. 20210817-0111257, said Register's Office.

Declaration for The Residences at Broadwest, a Condominium, of record in Instrument No. 20201123-0137217 and amended in Instrument No. 202210817-0111257, said Register's Office.

Grant of Easement to Comcast Cable Communications Management LLC, of record in Instrument No. 20201228-0153304, said Register's Office.

This is improved property located at 1616 West End Avenue, Unit 2708 Nashville TN 37203

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 20th day of May, 2022.

Jason Solomon

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~DAVIDSON~~ San Bernardino)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Solomon, 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 20th day of May, 2022.

Notary Public

My Commission Expires: 2/11/25

W. BOLDEN
Notary Public - California
San Bernardino County
Commission # 2346443
My Comm. Expires Feb 11, 2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2022.

Izabela Galdyn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Izabela Galdyn, 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 20th day of May, 2022.

Notary Public

My Commission Expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/20/22 (date of document).

Jennifer L. Pennell

5/23/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of May, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

