Karen Johnson Davidson County
Batch# 867081 DEEDWARR
06/03/2022 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220603-0064356

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-8330-2022

**WARRANTY DEED**

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of May, 2022

Katherine Warren
NOTARY PUBLIC

My commission expires:
3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Addario Family Limited Partnership<br>1100 Industrial Rd, St 1<br>San Carlos, CA 94070 | Same address as new owner | 091-10-0L-001.00 |

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($725,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDROMEDA SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ADDARIO FAMILY LIMITED PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 1 of 516 Snyder Cottages, a Horizontal Property Regime with Private Elements, as shown by plan of record at Exhibit "B" of Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20160316-0025041, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being a part of the same property conveyed to Andromeda Solutions, LLC, a Tennessee limited liability company, from CORED, LLC, a Tennessee limited liability company, by Warranty Deed dated March 23, 2021 and recorded March 30, 2021 in Instrument #20210330-0041481, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 516 A Snyder Avenue, Nashville, TN 37209-1873

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of May, 2022

GRANTOR(S)

Andromeda Solutions, LLC, a Tennessee Limited Liability Company

By: _____
Katherine Scarbrough, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Katherine Scarbrough with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon her oath acknowledged herself to be the Managing Member of Andromeda Solutions, LLC,, the within named bargainor and that as such Managing Member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Katherine Scarbrough as such Managing Member.

WITNESS my hand and seal, this the 23 day of May, 2022.

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

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

## 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 23, 2022 (date of document).

Affiant Signature

May 26, 2022
Date

State of TENNESSEE

County of Williamson

Sworn to and subscribed before me this 26 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

