WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON JUNE 3rd, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 868480 DEEDWARR
06/07/2022 02:32:31 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00

20220607-0065289

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 818 18th Avenue South
Nashville, TN 37203
file # 2022-1408

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kevin Michael Sherbourne	NEW OWNER	104-02-3R-002-00
119 Acklen Park Drive, #102	SAME	
Nashville, TN 37203		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert H. Philo, an unmarried man and Michelle Massey Jilek, an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Michael Sherbourne, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 all of Unit 102 The Brio Condominiums on Exhibit "C" Declaration of Covenants and Restrictions for The Brio Condominiums of record in Instrument No. 20180629-0062963, as amended in Instrument No. 2020812-0089899 and Instrument No. 20200820-0093893, Register's Office for Davidson County, Tennessee, reference hereby made for a more complete description of the said property. Included with this conveyance are parking spaces No. 3 and 4, as shown on Exhibit "C" or the amended declaration recorded in Instrument No. 20200820-0093893.

Being the same property conveyed to When, LLC, a Tennessee limited liability company, by deed dated 06/02/2021, and recorded 06/03/2021, from HV Urban, a Tennessee Partnership, of record in Instrument Number 20210603-0074493 and being the same property conveyed to Robert Philo, an unmarried man and Michelle Massey Jilek, an unmarried woman, as join tenants with right of survivorship, by deed dated 06/18/2021, and recorded 06/24/2021, from When, LLC, A Tennessee Limited Liability Company, of record in Instrument Number 20210624-0085300; Scrivener's Affidavit and Certificate of Correction recorded in Instrument No. 20210714-0094840, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 119 Acklen Park Drive, 102, Nashville, TN 37203.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJRE 22119102

Witness my hand on June 3, 2022.

Robert H. Philo

Robert H. Philo

Michelle Massey Jilek

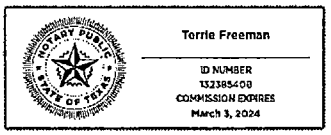
Michelle Massey Jilek

STATE OF Texas

COUNTY OF Harris

Personally appeared by audio-video communication before me, an online Notary Public of said County and State, Robert H. Philo, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 3, 2022.



Terrie Freeman

Notary Public

Notarized online using audio-video communication

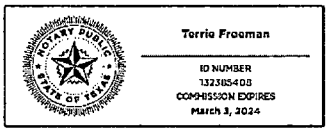
My Commission Expires: 03/03/2024

STATE OF Texas

COUNTY OF Harris

Personally appeared by audio-video communication before me, an online Notary Public of said County and State, Michelle Massey Jilek, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 3, 2022.



Terrie Freeman

Notary Public

Notarized online using audio-video communication

My Commission Expires: 03/03/2024

File #: 2022-1408

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, John Gleaves, 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 6/3/22.

Date

Affiant Signature

6/3/22

Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2022.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

