THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220540891** Karen Johnson Davidson County Batch# 869886 DEEDWARR 06/13/2022 10:30:42 AM 2 pgs Fees: $13.00 Taxes: $3,616.75 20220613-0066825	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $977,500.00 Affiant Subscribed and sworn to before me, this 9th day of June, 2022. Notary Public My Commission Expires: 3/3/25 CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: One for the Table, LLC. 119 W 57th St, PH North New York, NY 10019	Send Tax Bills To: Same as owner	Tax Information: Tax Parcel ID No. 083 02 0V 003.00 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, **Eastwood Village TN, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **One for the Table, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3, of Eastwood Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Eastwood Cottages, a Horizontal Property Regime, of record in Instrument Number. 20210203-0015807, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Eastwood Village TN LLC, a Tennessee limited liability company, by Quitclaim Deed from Eastwood Village, LLC, a Tennessee limited liability company , of record in Instrument No.20191014-0104805, in the Register's Office of Davidson County, Tennessee, dated October 10, 2019 and recorded on October 14, 2019

Being a part of the same property conveyed to Eastwood Village TN LLC, a Tennessee limited liability company, by Warranty Deed from Eastwood Village, LLC, a Tennessee limited liability company, of record in Instrument No.20191014-0104804, in the Register's Office of Davidson County, Tennessee, dated October 10, 2019 and recorded on October 14, 2019.

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, and the current year taxes which have been prorated and assumed by the Grantee.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-22-517

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 083 02 0V 003.00 CO

~~Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eastwood Cottages, as recorded in Plat Book , Page(s) .~~

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210203-0015807.

This is improved property located at 517 Hobson Chapel Place Nashville TN 37206

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 9th day of June, 2022.

Eastwood Village TN, LLC.

By: _____
Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Eastwood Village, TN , LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of June, 2022.

_____
Notary Public

Exp 3/6/24

