WARRANTY DEED

Karen Johnson Davidson County
Batch# 873909 **DEEDWARR**
06/17/2022 03:47:37 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20220617-0069980

G-P-22-2905-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET RUDY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allison Elizabeth Lee Separate Property Trust	**Same as New Owner**	
(NAME)	(NAME)	
1003 B Summit Ave		**118-01-0P-102.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **INFINI INVESTMENTS, 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 **ALLISON ELIZABETH LEE, TRUSTEE OF THE ALLISON ELIZABETH LEE SEPARATE PROPERTY TRUST,** 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:

Land in Davidson County, Tennessee, being Unit 102, 12th Avenue Owners Condominium, as shown on declaration of record in Instrument 20110324-0022880, Amended at Instrument Nos. 20110325-0023142 and 20110328-0023786, Corrected at Instrument No. 20110330-0024536, in the register's office, Davidson County, Tennessee, to which plat reference in hereby made for a more particular description of said unit.

Being the same property conveyed to Infini Investments, LLC, a Tennessee limited liability company by QuitClaim deed from Practical Massage, LLC, a Tennessee Limited Liablility Company of record in Instrument No. 20190430-0039572 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 30, 2019.
Being the same property conveyed to Practical Massage, LLC, a Tennessee limited liability company by Warranty deed from 12th & Paris, a Tennessee general partnership of record in Instrument No. 20131023-0110609 Register's Office for Davidson County, Tennessee, dated October 23, 2013 and recorded on October 23, 2013

This conveyance is subject to:
- Taxes for the year 2022, and subsequent years a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 12th Avenue Owners' Condominium of record in Instrument Number 20110324-0022880, as corrected by Scrivener's Affidavit of record in Instrument Number 20110330-0024536, and as amended in Instrument Number 20110325-0023142 and Instrument Number 20110328-0023786, Register's Office for Davidson County, Tennessee.
- Charter for 12th Avenue Owners' Association of record in Instrument Number 20091007-0093509 and 20110325-0023141, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20091006-0093140, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 200808110082116, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20080811-0082119, in the Register's Office for Davidson County, Tennessee.
- Easement Grant to Comcast of record in Instrument Number 20090108-0002143, in the Register's Office for Davidson County, Tennessee.

- Application to combine parcels of record in Instrument Number 20080908-0091479, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2905 12th Ave S Lot 102, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 15th DAY OF JUNE, 2022.

Infini Investments, LLC

BY: _____
Cynthia French
Member

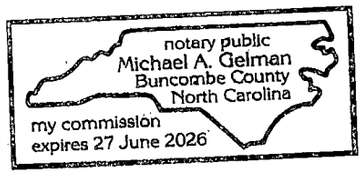
BY: _____
Marcus Kerske
Member

STATE OF NC
COUNTY OF BUNCOMBE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA FRENCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of INFINI INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of June, 2022.

_____
Notary Public
My Commission Expires: 27 JUN 2026
(SEAL)

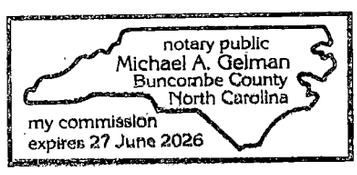


STATE OF NC
COUNTY OF BUNCOMBE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS KERSKE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of INFINI INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of June, 2022.

_____
Notary Public
My Commission Expires: 27 JUN 2026
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212