Karen Johnson Davidson County
Batch# 877777 DEEDWARR
06/24/2022 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20220624-0072681

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37093-05-2022**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Rutherford: The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. x _____ Affiant Subscribed and sworn to before me this 17th day of June, 2022. _____ Notary Public My Commission Expires: 1-30-2024

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE HERFORD COUNTY

WARRANTY DEED

Address New Owner: Zeke Anderson 2103 Oakwood Avenue Nashville, TN 37207	**Send Tax Bills To:** First Horizon Bank, 1639 Medical Center Parkway #203, Murfreesboro TN 37129	**Tax Information:** Map and Parcel No.: 082140A04700CO 082 14 0A 047.00

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, **Nashvegas, LLC, a Wyoming limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zeke Anderson, a single man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 918 1st Avenue N, Nashville, TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 17th day of June, 2022.

Nashvegas, LLC, a Wyoming limited liability company

BY: _____
Jessie Phillips, Authorized Representative

STATE OF TN

COUNTY OF Williamson

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Jessie Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Nashvegas, LLC, a Wyoming limited liability company and as such Authorized Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 17 day of June, 2022.

Nathan Wilcox
Notary Public

My Commission Expires: 10-11-25

NATHANIAL WILCOX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-11-2025

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

EXHIBIT "A"

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 918 as specified on the Plat shown In the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument Nos. 20060518-0058640 and 20150402-0029055 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument Nos. 20060518-0058640 and 20150402-0029055 said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Randall Scott Boll, an unmarried man, by Warranty Deed from Lisa Jackson and Richard Jackson, wife and husband, of record in Instrument No. 20200304-0024258, in the Register's Office of Davidson County, Tennessee, dated January 29, 2020 and recorded on March 4, 2020.

Being a portion of the same property conveyed to Nashvegas, LLC, a Wyoming limited liability company, by Quitclaim Deed from Randall Scott Boll, an unmarried man, of record in Instrument No. 20200717-0078976, in the Register's Office of Davidson County, Tennessee, dated July 17, 2020 and recorded on July 17, 2020.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 082140A04700CO.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Riverfront Condominiums of record in Instrument No. 20051221-0153160, as amended by instrument(s) of record in Instrument Nos. 20051228-0155671, 20060518-0058640 and 20150402-0029055 and Amendment Bylaws recorded in Instrument No. 20090109-0002382, Register's Office for Davidson County, Tennessee; also subject to easements, rights and interests 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 building thereon.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, Register's Office for Davidson County, Tennessee.
5. Easement recorded in Book 2098, Page 166, Register's Office for Davidson County, Tennessee.
6. Easement for Flowage, recorded in Book 2199, Page 537 and Book 2303, Page 437, Register's Office for Davidson County, Tennessee.
7. Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 7228, Page 400 and Book 11112, Page 881, Register's Office for Davidson County, Tennessee.
8. Agreement between City of Nashville and Phillip Kerrigan, Jr., in Decree as set forth in instrument recorded in Book 55, Page 468, Register's Office for Davidson County, Tennessee.
9. Title to that portion of the land lying below the ordinary low water mark of Cumberland River.
10. Easement for the flow of the waters of Cumberland River, and the rights of the public therein.
11. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.
12. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland River.

Electronic Document Certification

I, **Lisa D. Turner**, 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 June 17, 2022.

Lisa D. Turner

Lisa D. Turner

Date: 6-21-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 21st day of June, 2022.

Susan G. Cox

NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 07-01-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21st day of June, 2022.

Susan G. Cox

NOTARY PUBLIC

My commission expires: 07-01-2025

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD