Karen Johnson Davidson County
Batch# 877847 DEEDWARR
06/24/2022 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20220624-0072769

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/5/23
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2023

THIS INSTRUMENT WAS PREPARED BY
Royal Title and Escrow, 1536 Rock Springs Rd., Smyrna, TN 37167

File No.: 1068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
The 1865 LLC	Same as New Owners	092-07-0I-104.00-CO
(NAME)	(NAME)	
215 19th St.		
(ADDRESS)	(ADDRESS)	
Manhatten Beach CA 90210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty-Nine Thousand And No/100 Dollars ($539,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BROCK E. ERNEST AND CASSIE L. ERNEST, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE 1865 LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Unit 104 as shown on the Master Deed establishing The 1865 Condominium of record in Instrument number 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697 and 20191010-0104084, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Brock E. Ernest and Cassie L. Ernest, husband and wife by Warranty deed from Cottage Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220418-0044053 Register's Office for Davidson County, Tennessee, dated April 14, 2022 and recorded on April 18, 2022.

unimproved ☐
This is improved ☒ property, known as 610 21st Avenue N, Apt 104, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their successors and assigns forever; and we do covenant with 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 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 GRANTEES, their successors 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 our hands this the 16 day of June, 2022.

Brock E. Ernest

Cassie L. Ernest

State of Minnesota

County of Lake

On this 16th day of June, 2022, before me personally appeared Brock E. Earnest and Cassie L. Earnest ,to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) fee act and deed.

Witness my hand, at office, this 16th day of June, 2022.

Notary's Signature (Seal)
My commission expires: 1/31/2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-17-22.

Affiant Signature

6-21-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 21 day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY