RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 26, 2022
(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 883649 DEEDWARR
07/05/2022 10:00:47 AM 2 pgs
Fees: $13.00 Taxes: $3,367.00

20220705-0077135

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Joseph Weed and Rachel Renee Smith		Parcel ID: 105-09-0L-001.00-000
(NAME) 1810 Hillside Avenue	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Myriam Dahamna and Michael Pocelinko, wife and husband**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Rachel Renee Smith and Michael Joseph Weed, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. A of Hillside Townhomes, a Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Hillside Townhomes of record in Instrument Number 20130206-0012377, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the bylaws for the administration thereof, and all 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 thereof; said unit being depicted on Exhibit "C" to said Declaration of Covenants, Conditions and Restrictions, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Lee Eubanks, unmarried, By Warranty Deed from Castleridge Home Builders, LLC dated June 06, 2013 recorded June 13, 2013, of record as Instrument No. 20130613-0060271 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company, By Warranty Deed from Lee Eubanks, an unmarried person dated August 13, 2021 recorded August 17, 2021, of record as Instrument No. 20210817-0111208 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Myriam Dahamna and Michael Pocelinko, By Warranty Deed from OP SPE TPA1, LLC, a Delaware limited liability company dated September 21, 2021 recorded October 13, 2021, of record as Instrument No. 20211013-0137826 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1810 Hillside Avenue, Unit A, 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, their heirs 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 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 our hands this _____ day of _____, _____

Myriam Dahamna

Michael Pocelinko

STATE OF Georgia

COUNTY OF Muscogee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Myriam Dahamna, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of June, 2022.

Notary Public

My Commission Expires:

STEPHEN J HODGES NOTARY PUBLIC MUSCOGEE CO., GEORGIA MY COMMISSION EXPIRES SEPT. 29 2022

(SEAL)

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael Pocelinko, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of ~~June~~ July 2022.

Notary Public

My Commission Expires: 1-5-2026

(SEAL)

ERIC B HENRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY