WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $657,879.99.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2022

J-ES-22-646-31-2ND

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)
Charles M. Harris	**New Owner**	
(NAME)	(NAME)	
646 Hamilton Avenue		**105-06-0R-031.00-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, **ELIOT SILVERMAN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES M. HARRIS, A SINGLE MAN,** 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 31 of Fusion, a Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions for Fusion, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200313-0028238, and as amended in Instrument No. 20210712-0093422, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Fusion, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200313-0028238, and as amended in Instrument No. 20210712-0093422, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Beingt the same property conveyed to Eliot Silverman, Single from RSD Hamilton, LLC, A Tennessee Limited Liability Company by Warranty Deed of Record in Instrument No.: 20220628-0074228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200313-0028238, Amended in Instrument No. 20210712-0093422, Register's Office for Davidson County, Tennessee.
- Ordinance for Alley Closure and Any Easement retained of record in Book BL2018, Page 1342, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement for Access of record in Instrument Number 20190125-0007767, in the Register's Office for Davidson County, Tennessee.
- Right of Way Dedication of record in Instrument Number 20200811-0089022, in the Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement Agreement of record in Instrument Number 20201217-0149568, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20201217-0149567, in the Register's Office for Davidson County, Tennessee.
- Deed of Common areas to Homeowners Association of record in Instrument Number 20211013-0137813, in the 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: **646 Hamilton Avenue, Nashville, Tennessee 37203**.

Karen Johnson Davidson County
Batch# 885504 **DEEDWARR**
07/07/2022 02:41:51 PM 3 pgs
Fees: $18.00 Taxes: $2,434.16

20220707-0078581

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 5th DAY OF JULY, 2022.

Eliot Silverman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of July, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See Attached

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 7/5/22 (Date) before me, Andrew Shawn Leader, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Eliot Silverman (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANDREW SHAWN LEADER
Notary Public - California
Los Angeles County
Commission # 2266836
My Comm. Expires Nov 13, 2022

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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