20211115DEW0005 Karen Johnson Davidson County Batch# 904197 DEEDWARRSP 08/16/2022 02:04:30 PM 3 pgs Fees: $18.00 Taxes: $3,736.63 20220816-0092900	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,009,900.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2022. Notary Public My commission expires: 8/10/25

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Adam Frazier	**LOANDEPOT.COM**	~~202~~
620 Madison Street	**26642 TOWNE CENTRE DRIVE**	**2022: 082130I00500CO**
Nashville, TN 37208	**FOOTHILL RANCH, CA 92610**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mainland Germantown, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Frazier, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 5 on the plan of 7th and Madison, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 7th and Madison, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Mainland Germantown, LLC by quitclaim deed from Mainland Germantown, LLC of record in Instrument No. 20170914-0093946 Register's Office for Davidson County, Tennessee, dated September 12, 2017 and recorded on September 14, 2017.

This conveyance is subject to: (1) The following matters of record in the Register's Office for Davidson County, Tennessee: Plan of record in Plat Book 10, Page 606; Tennessee Conservation Easement of record in Book 6210, Page 39; Restrictions of record in Book 9183, Page 130, amended in Book 11625, Page 280; Declaration of Covenants, Conditions and Restrictions for 7th and Madison, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406; Agreement for maintenance of storm water facilities of record in Instrument No. 20170726-0075599; Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170914-0093947, 20190107-0001584, and 20200116-0005944; (2) real property taxes for the year of closing (prorated) and subsequent years; (3) all matters that would be disclosed by an accurate survey and inspection of the Property; (4) matters or conditions created by Grantee or its agents; (5) zoning and setback requirements; and (6) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.

This is improved (X) unimproved (_) property known as: 620 Madison Street, Nashville, TN 37208.

[signature and notary acknowledgement appears on the following page]

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 claiming the same by, through, or under the GRANTOR but no further or otherwise. 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 HANDS EFFECTIVE AS OF 15th day of August, 2022:

Mainland Germantown, LLC,
a Tennessee limited liability company

By: Mainland Asset Management, LLC,
a Tennessee limited liability company,
its Manager

By: _____
James Lennon, Authorized Person

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, James Lennon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Authorized Person of Mainland Asset Management, LLC, a Tennessee limited liability company, the Manager of Mainland Germantown, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name as such Authorized Person of Mainland Asset Management, LLC, a Tennessee limited liability company, as Manager of Mainland Germantown, LLC, a Tennessee limited liability company, the said Grantor.

Witness my hand, at office, this the 15th day of August, 2022.

My Commission Expires: 8/10/25

Christina Indrei
Notary Public



TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on August 15, 2022

Affiant Signature

8.15.22

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 15 day of August, 2022

Christina Indrei

Notary

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/25