Karen Johnson Davidson County
Batch# 906657 DEEDWARR
08/23/2022 11:47:30 AM 4 pgs
Fees: $23.00 Taxes: $2,442.00
20220823-0095106

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37299-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me this 22 day of August, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Plantside Properties, LLC 2501 Plantside Drive Louisville, KY 40299	Plantside Properties, LLC 2501 Plantside Drive Louisville, KY 40299	081 16 2B 108.00

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, **Patricia Ann Schwerter and Jeffery Conn, wife and husband ("Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Plantside Properties, LLC, a Kentucky limited liability company ("Grantee")**, its successors 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 1123 10th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument made effective as of the 22nd day of August, 2022.

GRANTORS:

Patricia Ann Schwerter

Patricia Ann Schwerter

Jeffery Conn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Ann Schwerter and Jeffery Conn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2022.

Vanessa Cortner

Notary Public
My Commission Expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Being land in Davidson County, Tennessee, being Unit No. 108, of Ludlow Flats, a Condominium 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 Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements 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.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 52 and 53.

Being the same property conveyed to Patricia Ann Schwerter and Jeffery Conn, wife and husband, by Warranty Deed from Lflats, LLC, a Tennessee limited liability company, of record in Instrument No. 20210621-0083312, in the Register's Office for Davidson County, Tennessee, dated June 17, 2021 and recorded on June 21, 2021.

This conveyance is made subject to:

1. State, County, and City taxes for 2022 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McGavock's Town North Nashville, as recorded in Plat Book 21, Page(s) 23.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190918-0094881, Scrivener's Affidavit recorded in Instrument No. 20191009-0103618 and Instrument No. 20191011-0104471 and amended in Instrument Nos. 20201208-0142244, 20210412-0048609, 20210427-0056048 and 20210607-0075890.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181218-0122894.
5. Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20181227-0125666.
6. Easement for Public Right-of-Way, recorded in Instrument No. 20190107-0001629, Instrument No. 20190107-0001630 and Instrument No. 20190107-0001631.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 document and authenticated according to law on 8/22/22

GEORGE E. MUDTER, JR.
Dated 8/22/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/22/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

