THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641481

Karen Johnson Davidson County
Batch# 909626 DEEDWARR
08/30/2022 09:34:04 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20220830-0097649

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
P3: Precision Physical Therapy & Pilates, LLC, a Tennessee limited liability company 3415 West End Avenue Suite 101C Nashville TN 37203	New Owner	Tax Parcel ID No. 104-06-0A-152.00

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, **Mark A. Rodewald d/b/a Dunn Chiropractic Clinic** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **P3: Precision Physical Therapy & Pilates, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit C on the Plan of the First Floor, Continental Condominiums, of record in Plat Book 6900, Page 43, Register's Office for Davidson County, Tennessee to which plan of record reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark A. Rodewald d/b/a Dunn Chiropractic Clinic, by Warranty Deed from Patricia Williams, as Trustee of the Rudy Elois Ruark, Jr., Irrevocable Trust, of record in Book 8855, Page 262, in the Register's Office for Davidson County, Tennessee, dated January 29, 1993, and recorded on February 2, 1993.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements, and other matters shown on Plan of the First Floor, Continental Condominiums, as recorded in Plat Book 6900, Page 43, and Plat Book 5200, Page 399.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Continental Condominium of record in Book 5862, Page 589, as amended by instrument(s) of record in Book 6134, Page 788 and Book 6435, Page 549; also subject to easements, rights and interests 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 building thereon.

Easement for Transmission Line, recorded in Book 4825, Page 592.

Right or claims of tenants under unrecorded leases.

This is improved property located at 3415 West End Avenue Suite 101C Nashville TN 37203

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 25th day of August, 2022.

Mark A. Rodewald

Dunn Chiropractic Clinic

By: Mark A. Rodewald, Sole Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark A. Rodewald, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2022.

Notary Public
My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Mark A. Rodewald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole partner (or other officer authorized to execute the instrument) of Dunn Chiropractic Clinic, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 25th day of August, 2022.

Notary Public
My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024