Special Warranty Deed

Karen Johnson Davidson County
Batch# 913108 DEEDWARRSP
09/07/2022 11:47:30 AM 5 pgs
Fees: $28.00 Taxes: $3,991.19
20220907-0100279

STATE OF New York
COUNTY OF New York

The actual consideration or value, whichever is greater, for this transfer is $1,078,700.00

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2022.

Notary Public

My commission expires:

GREGORY M. O'CONNOR
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN NASSAU COUNTY
NO. 010C6065339
COMMISSION EXPIRES 10/15/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
LeDuc Living Trust	New Owner	093 06 4E 049.00 CO
5959 Sharp Rd.		
Calistoga, CA 94515		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **151 NASHVILLE PROJECT LP, A DELAWARE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. LEDUC AND PAULA F. LEDUC, TRUSTEES OF LEDUC LIVING TRUST DATED JANUARY 24, 1989,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 2103 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.368% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and

First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 160 2nd Avenue South, Unit 2103, Nashville, TN 37201, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we 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 for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2022.

151 Nashville Project LP, a Delaware Limited Partnership

By: _____
Name: Dean F. Stratouly
Title: Managing Member

COMMONWEALTH OF Massachusetts
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dean F. Stratouly, 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 Managing Member of 151 Nashville Project LP, a Delaware limited Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2022.

_____
Notary Public Christine Jackman

My Commission Expires: August 16, 2024

CHRISTINE M. JACKMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 16, 2024

Derivation Clause

"Quitclaim Deed made by Market Street Apartments, Ltd., a Tennessee limited partnership. ("MSA"), Jacob ("Jack") May, an unmarried man ("May"), and Mary Loventhal Jones, an unmarried woman ("Jones") dated February 25, 2019 and recorded in the Register's Office of Davidson County, Tennessee on March 5, 2019 in Instrument No. 20190305-0019846."

Tennessee Certification of Electronic Document

I, Andrew Egner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **8/30/2022** (date of document).

Andrew Egner
Affiant Signature

9/7/2022
Date

State of New York

County of New York

Sworn to and subscribed before me this 7 day of September, 2022.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified in Suffolk County
My Commission Expires 04-24-2025