Karen Johnson Davidson County
Batch# 916832 DEEDWARRSP
09/15/2022 08:03:30 AM 4 pgs
Fees: $23.00 Taxes: $3,743.48
20220915-0102665

20221123DEW0012	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,011,750.00. Affiant Subscribed and sworn to before me, this the 12th day of September, 2022. Notary Public My commission expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Emily Sangervasi and Michael Mitchell	new owner	**2021:**
608 Madison Street		**2022: 082130101200CO**
Nashville, TN 37208		

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

Michael D. Sontag, Trustee of the 608 Madison Street Unit 2 Trust u/a/d September 12, 2022

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 12 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 special warranty deed from Centerstone of Tennessee, Inc. of record in Instrument No. 20151020-0106754 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015 and Quitclaim Deed of record in Instrument No. 20151020-0106755 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015.

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: 608 Madison Street, Unit 2, 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 12th day of September, 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 12th day of September, 2022.

My Commission Expires: 8/10/25

Christina Indrei
Notary Public

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 9/12/22

GEORGE E. MUDTER, JR.
Dated 9/12/22

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 9/12/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

