WARRANTY DEED

Karen Johnson Davidson County
Batch# 919122 DEEDWARR
09/20/2022 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20220920-0104639

T-PRP-22-203-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas Pendleton Low	New owner	
(NAME)	(NAME)	**103-02-1D-004.00-CO**
203 Oceola Avenue #1		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **NASHVILLAGE LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLAS PENDLETON LOW, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 203 B as set out, described, and depicted in the Declaration of Covenants, Conditions, and Restrictions for Oceola Drive Townhomes, a Horizontal Property Regime with Private Elements, filed of record at Instrument No. 20200302-0023408, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the real property herein conveyed.

Being a portion of the same property conveyed to Nashvillage, LLC, a Nevada limited liability company by Warranty deed from Mark Hayes, married of record in Instrument No. 20190524-0049315 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 24, 2019. (Value of consideration shown in aforementioned deed $450,000.00.)

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200302-0023408, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way recorded in Instrument No. 20211013-0137722 and Instrument No. 20211013-0137723.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4017, Page 367 and Book 4017, Page 371, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 201907230072275, in the Register's Office for Davidson County, Tennessee.

Release of Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20200116-0005941, in the Register's Office for Davidson County, Tennessee.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Oceola Avenue #1, Nashville, Tennessee 37209**.

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 whomsoever. 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 hand(s) this the 16 DAY OF SEPTEMBER, 2022.

Nashvillage LLC, a Nevada limited liability company

BY: _____
Zeynep Yuksel
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZEYNEP YUKSEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLAGE LLC, A NEVADA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of September, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 6/30/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 9/18/22 (date of document).

Regina Sullo
Affiant Signature

9/20/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of Sept, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

