Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210736401

Karen Johnson Davidson County
Batch# 921854 **DEEDWARR**
09/27/2022 09:43:14 AM 2 pgs
Fees: $13.00 Taxes: $2,701.00

20220927-0106747

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $730,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of September, 2022.

Notary Public
My Commission Expires:

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Avriel Benjamin Kaplan 1880 Century Park East, Ste 1600 Los Angeles, CA 90067	New Owner	Tax Parcel ID No. 082-12-3E-402.00-CO

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, **The Avenue on Main, GP** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Avriel Benjamin Kaplan, an unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 402, as established in Declaration of Covenants, Conditions and Restrictions for Jolene on Main Master Condominium of record at Instrument No. 20210819-0112611, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Jolene on Main Master Condominium, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210819-0112611, and amended in Instrument No. 20210820-0112977, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Anthony N. Harris by Warranty deed from Honorable Ventures, LLC, a Tennessee limited company of record in Instrument No. 20160602-0055667 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 2, 2016.

Being a portion of the same property conveyed to The Avenue on Main, GP by Quitclaim deed from Anthony N. Harris, married of record in Instrument No. 20210603-0074559 Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 03, 2021. (Value or consideration as shown in aforementioned deed $0.00.)

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jolene on Main Master Condominium of record in Instrument Number 20210819-0112611, and amended in Instrument No. 20210820-0112977, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Right of Way of record in Instrument Number 20191220-0131556, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 815 Main Street #402 Nashville TN 37206

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 26th day of September, 2022.

The Avenue on Main GP

BY: _____
Anthony Harris, Partner

BY: _____
Adam Kan, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony Harris and Adam Kan, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Partners of The Avenue on Main, GP, the within named bargainor, and that they as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as its partners.

Witness my hand, at office, this 26th day of September, 2022.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026