Karen Johnson Davidson County
Batch# 922008 DEEDWARR
09/27/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,932.33
20220927-0106973

Warranty Deed

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $522,250.00. Affiant Subscribed and sworn to before me, this the 23rd day of September, 2022. Notary Public My commission expires: 7/6/2024

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:
Daniel Espensen Robin Espensen	New Owner(s)	092070I30600CO
60350 PIERSON BLVD.	60350 PIERSON BLVD.	
DESERT HOT SPRINGS CA 92240	DESERT HOT SPRINGS CA 92240	

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, **BLACK & GOLD HOLDINGS 1865 UNIT 306 LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL ESPENSEN AND ROBIN ESPENSEN, HUSBAND AND WIFE,** 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 No. 306 as shown on the Master Deed establishing The 1865 A Condominium of record in Instrument number 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697 and 20191010-0104084, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peter Wayne Sunderland, single, and Weston McLeod Amick, married and Timothy Franklin Miller, II, married, as Tenants in Common by Warranty Deed from The 1865 Condominiums, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191212-0128375 Register's Office for Davidson County, Tennessee, dated December 09, 2019 and recorded on December 12, 2019.

Being the same property conveyed to Black & Gold Holdings 1865 Unit 306 LLC, a Tennessee limited liability company by Quitclaim Deed from Peter Wayne Sunderland, Weston McLeod Amick and Timothy Franklin Miller, II of record in Instrument No. 20191219-0131213 Register's Office for Davidson County, Tennessee, dated December 09, 2019 and recorded on December 19, 2019.

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 610 21st Avenue North 306, Nashville, TN 37203, 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of September, 2022.

Black & Gold Holdings 1865 Unit 306 LLC, a Tennessee Limited Liability Company

By: _____
Peter Sunderland, Authorized Manager

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter Sunderland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Manager of Black & Gold Holdings 1865 Unit 306 LLC, a Tennessee Limited Liability Company, and that he/she, 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 22nd day of September, 2022.

_____
Notary Public

My Commission Expires: 4.13.2026

Commonwealth of Pennsylvania - Notary Seal
TAMMY HARDY - Notary Public
Bucks County
My Commission Expires April 13, 2026
Commission Number 1331221

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **September 23, 2022**.

Date

Affiant Signature

September 27, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)