THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 926649 DEEDWARR
10/06/2022 10:43:14 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00



20221006-0110257

Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Charlie Don't Surf, LLC 370 Herron Drive, Unit 6 Nashville, TN 37210	N-W Owner	105-12-0A-006.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **HBRE Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **Charlie Don't Surf, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, Grantee's successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

The certain condominium units located in Davidson County, Tennessee, being known and designated as **Unit No. 6** as depicted on the plat under Exhibit "B" of the Declaration of Bongo Condominium, together with any covenants, conditions and restrictions established therein, By-Laws appended thereto in Exhibit "C" , and any percentage interest in the common elements, of record in Instrument No. 20161012-0108022, and Amended in Instrument No. 20181012-0101120 and Instrument No. 20181012-0101121, in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to HBRE Investments, LLC by Warranty Deed from LVH2, LLC A Tennessee Limited Liability Company of record in Instrument Number 20200709-0074563, dated June 19, 2020 and recorded on July 9, 2020, Register's Office for Davidson County, Tennessee.

This property commonly known as 370 Herron Drive, Unit 6, Nashville, TN 37210*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the Grantor's authorized representative, this 4TH day of October, 2022:

HBRE Investments, LLC, a Tennessee Limited Liability Company

By: x _____

Name: Chris Huskey

Title: Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Chris Huskey**, 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 Member of **HBRE Investments, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **HBRE Investments, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 4th day of October, **2022**:

_____
NOTARY PUBLIC

My Commission Expires:_____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$750,000.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 5th DAY Of October, 2022:

_____
Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024