Karen Johnson Davidson County
Batch# 926850 DEEDWARR
10/07/2022 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20221007-0110512

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4480

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ AD WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of October, 2022

Notary Public

Commission Expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06 28/2025
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fernweh Properties, LLC 65 Lindsley Avenue 210 Nashville, TN 37210	New Owner 1675 Bunburry Dr Thompsons Station, TN 37179	093 11 0H 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shaun Robert Cavanaugh and Erin Elizabeth Cavanaugh, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fernweh Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 210 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument No. 20200123-0008592 as amended in Instrument No. 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING the same property conveyed by Warranty Deed from 4 Berrien Partners, LLC, a Tennessee limited liability company to The Fuel Tank, LLC, a Tennessee limited liability company, recorded September 18, 2017, as Instrument No. 20170918-0095431 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from 4 Berrien Partners, LLC, a Tennessee limited liability company to The Fuel Tank, LLC, a Tennessee limited liability company, recorded September 18, 2017, as Instrument No. 20170918-0095432 in Davidson County, Tennessee Register of Deeds

BEING the same property conveyed by Quit Claim Deed from The Fuel Tank, LLC, a Tennessee limited liability company to Muse Nashville, LLC, a Tennessee limited liability company, recorded October 21, 2019, as Instrument No. 20191021-0107765 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company to Shaun Robert Cavanaugh and Erin Elizabeth Cavanaugh, husband and wife, recorded January 19, 2022, as Instrument No. 20220119-0007363 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 65 Lindsley Avenue, 210, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 3rd day of October, 2022.

Shaun Robert Cavanaugh

Erin Elizabeth Cavanaugh

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

On this 3rd day of October, 2022, before me personally appeared Shaun Robert Cavanaugh and Erin Elizabeth Cavanaugh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of October, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **October 3, 2022**.

Affiant Signature

October 6, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

6th day of **October**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

