Karen Johnson Davidson County
Batch# 931623 DEEDWARR
10/19/2022 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $2,219.66
20221019-0114056

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $599,908.00 Elizabeth Y Beene Affiant Subscribed and sworn to before me, this 17th day of October, 2022. Notary Public My Commission Expires: 3/24/25

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WARRANTY DEED

Address New Owner: Dustin Meredith Perry 4810 Gallatin Pike N, Unit 203 Nashville, Tennessee 37216	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 061-03-0-154.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AVERY OWNER 203 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DUSTIN MEREDITH PERRY, A MARRIED MAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Being all of Unit 202, of The Avery Nashville, a Condominium, established by the Declaration of record in Instrument No. 20220413-0042766 and plan of record Lot 28 Plat Book 1424, Page 85, amended in book 9595, Page 352, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements Appurtenant to said Unit and as Set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the unit and the Condominium, the Rights and Obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being a part of the same property conveyed to The Eagle Nashville LLC, a Illinois Limited Liability Company, by deed dated 06/14/2019, and recorded 06/14/2019, from 1100 Inglewood Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20190614-0057501 and being the same property conveyed to The Eagle Nashville LLC, a Illinois Limited Liability Company, by deed dated 06/14/2019, and recorded 06/14/2019, from 1100 Inglewood Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20190614-0057502 and being the same property conveyed to Avery Owner 203 LLC, an Illinois Limited Liability Company, by deed dated 07/22/2022, and recorded 07/25/2022, from The Eagle Nashville, LLC, an Illinois Limited Liability Company, of record in Instrument Number 20220725-0084769, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as: **4810 Gallatin Pike N, Unit 203 Nashville, Tennessee 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 17th day of October, 2022.

The Avery 203, LLC

Erin Tunney

Erin Tunney, Authorized Representative

STATE OF Davidson)
)
COUNTY OF Tennessee)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ERIN TUNNEY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **THE AVERY 203, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 17th day of October, 2022.



Notary Public

My Commission Expires:

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 17, 2022.

J. Carlton Drumwright

October 17, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 17, 2022.

Notary

My Commission Expires: 12/18/22

