Karen Johnson Davidson County
Batch# 933848 DEEDWARR
10/26/2022 12:03:24 PM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20221026-0116021

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1,250,000.00 Affiant Subscribed and sworn to before me This 18th day of October, 2022. William Altus Pryor Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Primo Holdings, GP **220 East 72nd Street, #18E** **New York, NY 10021**	**New Owner**	**093 06 1F 100.00** **093 06 1F 004.00** **093 06 1F 002.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Rhinestones and Rattlesnakes, LLC,** a Tennessee Limited Liability Company, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Primo Holdings, GP,** a Tennessee General Partnership, (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly describes as follows:

Land in Davidson County, Tennessee, being Units CU-1, CU-2, and CU-4, together with the appurtenant interest in the common elements of Ambrose Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20051013-0123772, as amended in Instrument No.

20060302-0024168, Instrument No. 20061030-0134166, Instrument No. 20080507-0047250, Instrument No. 20131104-0114343, and in Instrument No. 20140530-0046585, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Plat attached as "Attachment 3" to the aforesaid Third Amendment to Master Deed of record in Instrument No. 20080507-0047250, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Rhinestones and Rattlesnakes, LLC, by Warranty Deed from Michael Alexonis, of record in Instrument No. 20150813-0081382, said Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 162 4th Avenue N, Unit Nos. CU-1, CU-2, and CU-4, Nashville, Tennessee 37219.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Covenants of record in Book 9208, Page 613, and Instrument Nos. 20020626-0076795 and 20050124-0008719, said Register's Office.
3. Covenant and Agreement in Book 6594, Page 256, said Register's Office.
4. Master Deed in Instrument No. 20051013-0123722 amended in Instrument Nos. 20060302-0024168, 20061030-0134166, 20080507-0047250, 20131104-0114343, and 20140530-0046585, said Register's Office.
5. Easement in Instrument No. 20061030-0134167, said Register's Office.
6. Subject to all matters on plat of record in Instrument Nos. 20051013-0123722 and 20080507-0047250, said Register's Office.
7. Subject to current leases.
8. Subject to encroachments, if any.
9. Subject to easements and utilities in closed alley number 17.
10. Subject to all matters on Metropolitan Government Council Bill Numbers 089-643 and 78-1095.

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 16TH day of OCTOBER, 2022.

Grantor: Rhinestones and Rattlesnakes, LLC

AS MANAGING MEMBER

By: Michael Alexonis, as Managing Member

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }

Before me, the undersigned of the state and county mentioned, personally appeared, **Michael Alexonis, Managing Member for Rhinestones and Rattlesnakes, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Managing Member for Rhinestones and Rattlesnakes, LLC**, and as such **Managing Member,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Rhinestones and Rattlesnakes, LLC,** the within named bargainor, and that he as such **Managing Member,** executed the foregoing instrument for the purpose therein contained, by signing the name **Michael Alexonis, as Managing Member.**

WITNESS my hand and official seal at N, _____, this ___ **day of** _____**, 2022.**

_____

Notary Public

My Commission Expires: _____

PLEASE SEE NOTORIAL CERTIFICATE ATTACHED

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of RIVERSIDE)

On OCTOBER 16, 2022 before me, EUGENE S SHAW JR, Notary Public
(here insert name and title of the officer)

personally appeared Michael DLEXONIS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Eugene S Shaw Jr

EUGENE S. SHAW JR.
Notary Public - California
Riverside County
Commission # 2354277
My Comm. Expires Apr 13, 2025

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Affidavit Seller Disclosure

containing _____ pages, and dated 10/16/2022.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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