Karen Johnson Davidson County
Batch# 935352 DEEDWARR
10/28/2022 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20221028-0116845

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Y-NR-22-801-204

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hillview Heights 204, LLC	**NEW OWNER**	
(NAME) **801 Hillview Hts #204**	(NAME)	**105 14 0I 021.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MASH ENTERPRISES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HILLVIEW HEIGHTS 204, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 21, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mash Enterprises, LLC, by Warranty Deed from Studio 1 Nashville Apartments, LLC of record in Instrument No. 20140917-0085246, in the Register's Office of Davidson County, Tennessee, dated September 12, 2014 and recorded on September 17, 2014.

This conveyance is subject to:

- Taxes and assessments for the year 2022.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Studio 1 Lofts Condominium of record in Instrument No. 20140715-0062248; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement for Sanitary Sewers and or Storm Drainage, recorded in Book 4166, Page 14 in the Register's Office of Davidson County, Tennessee.
- All of the terms and provisions set forth and contained in that certain Lease between Edwin B. Raskin Company by Rex E. Pearce, Sr. Vice President, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Book 9188, Page 666 in the Register's Office of Davidson County, Tennessee
- All of the terms and provisions set forth and contained in that certain Lease between Studio, L.L.C., d/b/a Studio Apartments by Bill J. Simons, Sr. V.P. Edwin B. Raskin Co., Chief Manager, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Book 10983, Page 783 in the Register's Office of Davidson County, Tennessee
- All of the terms and provisions set forth and contained in that certain Lease between Studio, LLC by Bill Simons, Senior VP, for Edwin B. Raskin Company, Chief Manager, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Instrument No. 20030812-0114736 in the Register's Office of Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **801 Hillview Hts #204, Nashville, Tennessee 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 27 DAY OF OCTOBER, 2022.

Mash Enterprises, LLC

BY: _____
Ashley Larcinese
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY LARCINESE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MASH ENTERPRISES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of October, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 28, 2022 (date of document).

Affiant Signature

October 28, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023