Karen Johnson Davidson County
Batch# 935417 DEEDWARR
10/28/2022 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $4,198.02
20221028-0116953

WARRANTY DEED

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: HK-SAB-026

B-SH-22-2131-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,134,601.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Saba Holdings, LLC, a Tennessee limited liability company	New owner	
(NAME)	(NAME)	**070-09-3-F-026.00-CO**
7035 Stone Run Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **E3 VISTAS AT NORTH POINT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SABA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 26 established pursuant to the Declaration of Covenants, Conditions and Restrictions for The Vista at North Pointe, a Horizontal Property Regime, of record in Instrument No. 20220328-0035296, in the Register's Office for Davidson County, Tennessee, with said Unit being depicted on Exhibit "B" (Exhibit 1) to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Warranty Deed from Cream City Development, LLC, a Tennessee limited liability company of record in Instrument No. 20200504-0046488, Register's Office for Davidson County, Tennessee, dated May 1, 2020 and recorded on May 4, 2020.

Being a portion of the same property conveyed to E3 Vistas at North Point, LLC, a Tennessee limited liability company by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20211201-0158642, Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 01, 2021.

This conveyance is subject to:
• 2022 County taxes, paid by Grantor and prorated between the parties.
• Subject to all matters shown on the Plan of record as Instrument Number 20220324-0034349, Register's Office of Davidson County, Tennessee.
• All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Vista at North Pointe of record in Instrument Number 20220328-0035296, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Vista at North Pointe of record in Instrument Number 20220328-0035296, in the Register's Office for Davidson County, Tennessee.
• Charter of The Vista at North Pointe Homeowners' Association, Inc recorded in Instrument Number 20220801-0087541 in the Register's Office for Davidson County, Tennessee.

• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, Page 927, in the Register's Office for Davidson County, Tennessee.
• Utility Easement and Maintenance Agreement of record in Instrument Number 20200504-0046485, in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument

Number 20210512-0063892, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2131 Goodrich Ave #17, Nashville, Tennessee 37218**.

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 28th DAY OF OCTOBER, 2022.

E3 Vistas at North Point, LLC, a Tennessee limited liability company

BY: _____
John H. Eldridge, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, III, 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 MEMBER of E3 VISTAS AT NORTH POINT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of October, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Hannah A. Kolb _____, 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.

Affiant Signature

10/28/2022
Date

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. HK-22-2131-SAB3