THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842180** Karen Johnson Davidson County Batch# 936784 DEEDWARR 11/02/2022 09:14:41 AM 2 pgs Fees: $13.00 Taxes: $2,867.50 20221102-0118168	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2022. Notary Public My Commission Expires: ALEXIS CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. APRIL 23, 2025

WARRANTY DEED

Address New Owner: Terraform Engineering, LLC 370 Herron Drive, Unit 7 Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-12-0A-007.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Bird and Nicole Bird, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Terraform Engineering, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its 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, being Unit No. 7 , on the Horizontal Property Regime for Bongo Condominium, as recorded in the Master Deed of record in Instrument No. 20161012-0108022, amended in Instrument No. 20181012-0101120 and in Instrument No. 20181012-0101121, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MICHAEL BIRD AND NICOLE BIRD, HUSBAND AND WIFE, by deed from LVH2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20201125-0138315 , dated November 20, 2020 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 105-12-0A-007.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161012-0108018, amended in Instrument No. 20181012-0101118, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161012-0108022, amended in Instrument No. 20181012-0101120 and in Instrument No. 20181012-0101121, said Register's Office.

Public Utility and Drainage Easement as set out in deed of record in Book 5229, page 212, said Register's Office.

Grant of Underground Cable Easement of record in Book 10219, page 374, said Register's Office. Matters shown on the Plan of record in Plat Book 4660, page 169 , said Register's Office.

Title to that portion of the premises, if any, embraced within the right-of-way of Louisville and Nashville Railroad Railroad.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161123-0123972, amended in Instrument No. 20180530-0051643 and partial assignment of declarant's rights in Instrument No. 20161123-0123977, said Register's Office.

Easement to U.S. Spring of record in Instrument No. 20140114-0003778 and Affidavit in Instrument No. 20140416-0031703, said Register's Office.

This is improved property located at 370 Herron Drive, Unit 7 Nashville TN 37210

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 31st day of October, 2022.

Michael Bird

Nicole Bird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Bird and Nicole Bird, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026