Karen Johnson Davidson County
Batch# 941248 DEEDWARR
11/15/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20221115-0121707

WARRANTY DEED

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-SH-22-295-BRANN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Jessica Debhart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/6/25
(AFFIX SEAL)

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)
Isaac Brann	Same as New Owner	
(NAME)	(NAME)	**119-03-0B-049.00-CO**
295 Plus Park Blvd, #115		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **DILL PROPERTY HOLDINGS, 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 **ISAAC BRANN,** 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 No. 115, Building 295, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Daymar Properties of Nashville, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Invest-X Corporation, a Tennessee corporation, of record in Instrument No. 20050302-0023019, Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 02, 2005.

Being a portion of the same property conveyed to D.B. Perry Holdings, G.P., a Tennessee General Partnership by Quitclaim Deed from Daymar Properties of Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20131126-0121518, Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 26, 2013.

Being a portion of the same property conveyed to Eric M. Dill by Special Warranty Deed from D.B. Perry Holdings, G.P., a Tennessee General Partnership, of record in Instrument No. 20210727-0100539, Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021.

Being a portion of the same property conveyed to Dill Property Holdings, LLC, a Tennessee limited liability company, by Quit Claim Deed from Eric M. Dill, dated May 31, 2022, recorded June 22, 2022, in Instrument No. 20220622-0071136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 4660, Page 109 and Book 5200, Page 482, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for 293 and 295 Park Plus Boulevard, establishing a Condominium being known as Bradford Flats Condominium, of record in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Plus Park Commercial Condominiums, of

record in Instrument No. 20180730-0074077 with Supplement and Amendment to the Master Deed of Plus Park Commercial Condominiums, of record in Instrument No. 20210727-0100538, with Supplement, Amendment and Correction in Instrument No. 20220816-0092707, Register's Office for Davidson County, Tennessee.

- Charter of record in Instrument Number 20180730-0074076, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6004, Page 571 and Book 8925, Page 977, in the 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: **295 Plus Park Blvd, #115, Nashville, Tennessee 37217**.

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 7th DAY OF NOVEMBER, 2022.

Dill Property Holdings, LLC, a Tennessee limited liability company

BY: _____
Eric Dill
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC DILL, 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 DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY 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 7th of November, 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, Caleb Waters, 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 11/7/2022 (date of document).

Caleb Waters
Affiant Signature

11/15/2022
Date

State of Tennessee

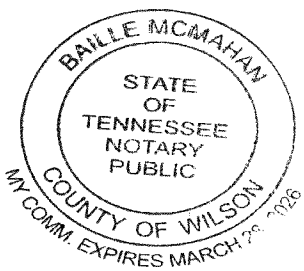
County of Davidson

Sworn to and subscribed before me this 15th day of November, 2022.

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: 3-28-2026

NOTARY'S SEAL



202211150121707