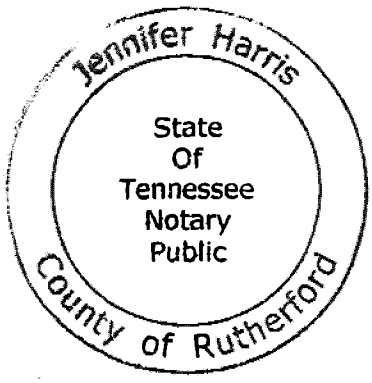
Karen Johnson Davidson County
Batch# 943337 DEEDWARR
11/21/2022 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $2,523.40
20221121-0123275

RECORDING INFO	STATE OF Tennessee) COUNTY OF Davidson)
	The actual consideration for this transfer or value of property transferred (whichever is greater) is $682,000.00. Affiant Sworn to and subscribed before me this 18th day of November, 2022. Notary Public My Commission Expires: 9.21.2024
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Randolph Morris 64 Fern Avenue #2 Nashville, TN 37207	New Owner(s)	071 14 0E 030.00

THIS GENERAL WARRANTY DEED is made and effective as of the 18th day of November, 2022 (the "***Effective Date***"), by and between:

64 FERN AVE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("***Grantor***"); and

RANDOLPH MORRIS ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 30 of Sky At Fern, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restriction establishing Sky At Fern, a Horizontal Property Regime, of record in Instrument

No. 20160830-0090887 and amendment recorded in Instrument No's. 20170913-0093673, 20180808-0078087 and 20190410-0032695 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to 64 Fern Ave Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Justin Carl Fontaine, a married man, of record in Instrument No. 20210831-0117523, in the Register's Office of Davidson County, Tennessee, dated August 27, 2021, and recorded on August 31, 2021.

This is improved property commonly known as 64 Fern Avenue #2, Nashville, TN 37207.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.B. Haynie's Grove, as recorded in Plat Book 57, Page(s) 64.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot 10 J.B. Hanie's, Subdivision & Tax Map 71-14, Parcel 54.00, as recorded in Instrument No. 20161130-0125779.

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160830- 0090887, as being amended in Instrument No. 20170913-0093673, Instrument No. 20180808- 0078087 and Instrument No. 20190410-0032695.

4. Covenants, Conditions and Restrictions as set forth in Stormwater Facilities And Systems recorded in Instrument No. 20160302-0020122.

5. Easement for Gas Service Line or Fuel Line, recorded in Book 8460, Page 9.

6. Easement for Public Street Right of Way, recorded in Instrument No. 20160616-0061040.

7. Easement recorded in Instrument No. 20200310-0026743.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

64 Fern Ave Holdings LLC

BY: _____

Adam Burden
Authorized Signatory

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, ADAM BURDEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Signatory of 64 Fern Ave Holdings LLC, a Tennessee Limited Liability Company, and is authorized and empowered to execute this instrument on behalf of such corporation as its free act and deed.

Witness my hand, at office, this 18 day of November, 2022.

PATTI ROBITAILLE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2023

Patti Robitaille
Notary Public

My Commission Expires:

202211210123275

True Copy Certification

I, Jennifer Harris, 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 11.21.22 (date of document).

Affiant Signature

11.21.22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of November 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

