Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 944805 DEEDWARR
11/28/2022 09:32:20 AM 2 pgs
Fees: $13.00 Taxes: $1,420.43
20221128-0124318

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210736282

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration or value, whichever is greater, for this transfer is: $383,901.00.

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nadine L Falbo, Trustee of The Nadine L Falbo Living Trust P.O. Box 151 Joshua Tree, CA 92252	New Owner	Tax Parcel ID No. 082-12-3E-201.00-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, **The Avenue on Main, GP** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nadine L Falbo, Trustee of The Nadine L Falbo Living Trust**, ("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 201, together with a percentage interest in the common elements, as established pursuant to the Declaration for Jolene on Main Residential Condominium, of record as Instrument No 20210820-0112977 being shown on Plat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony N. Harris by Warranty deed from Honorable Venture, LLC, a Tennessee Limited Company of record in Instrument No. 20160602-0055667 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 02, 2016.

Being a portion of the same property conveyed to The Avenue on Main, a Tennessee General Partnership by Quitclaim deed from Anthony N. Harris, married of record in Instrument No. 20210603-0074559 Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 03, 2021.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210820-0112977 and 20210819-0112611, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on

race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Restrictions of record in Book 3368, Page 23, and Book 4349, Page 413, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based o race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 815 Main Street #201 Nashville TN 37206

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 warrants this instrument is effective as of the 23rd day of November, 2022.

The Avenue on Main GP

BY: _____
Adam Kan, Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Kan, with whom I am personally acquainted, and who upon oath acknowledged himself to be a partner of The Avenue on Main, GP, the within named bargainor, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as a partner.

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

_____
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024