WARRANTY DEED

Karen Johnson Davidson County
Batch# 948578 DEEDWARR
12/06/2022 02:06:32 PM 3 pgs
Fees: $18.00 Taxes: $1,454.10

20221206-0127260

G-VRES-22-817-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-08-2024

(AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

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)
Nicholas Williamson and Lauren Williamson	**New Owner**	
(NAME)	(NAME)	**082-13-0E-401.00-CO**
817 3rd Ave N #401		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **MICHAEL E. MACHAK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS WILLIAMSON AND LAUREN WILLIAMSON, HUSBAND AND WIFE,** 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. 401, together with storage space no. 4A, and all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No., 20080111-0003637, and amended by Instrument No., 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Michael E. Machak, unmarried by Warranty deed from Third and Harrison, LLC of record in Instrument No. 20080701-0067856 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 01, 2008.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Minute Book D, Page 734, and Book 51, Page 8, 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 20080104-0001256, amended by Surveyor's Certificate of Correction in Instrument No. 20080111-0003637, and further amended in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20050825-0101610, in the Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061122-0144802, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050825-0101609 and Instrument No. 20061122-0144834, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20170717-0071706, in the Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement and Storm Sewer Easement Agreement of record in Instrument Number 20220216-0018097, in the Register's Office for Davidson County, Tennessee.
- District Lofts Short Term Rental (STR) Rules and Regulations of record in Instrument Number 20161107-0117498, in the Register's Office for Davidson County, Tennessee.
- Easements /restrictions contained in Ordinance No. 088-349 of the Ordinances of the Metropolitan Government of Nashville and Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **817 3rd Ave N #401, Nashville, Tennessee 37201**.

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 1 DAY OF DECEMBER, 2022.

Michael E Machak by Mary Catherine Foody as his Attorney in Fact.

Michael E. Machak,
by Mary Catherine Foody as his Attorney in Fact

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Catherine Foody, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL E. MACHAK, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL E. MACHAK.

Witness my hand and official seal, this the 1 of December, 2022.

Julie Brewster
Notary Public Julie Brewster
My Commission Expires: 10/04/2024
(SEAL)

JULIE BREWSTER
Notary Public - State of Florida
Commission # HH 035705
My Comm. Expires Oct 4, 2024

Witness my/our hand(s) this the 1 DAY OF DECEMBER, 2022.

Michael E Machak by
Laura A. Bargas as his Attorney in Fact

Michael E. Machak,
by Laura A. Bargas as his Attorney in Fact

STATE OF IL
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura A. Bargas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL E. MACHAK, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL E. MACHAK.

Witness my hand and official seal, this the 1 of December, 2022.

Denise DeYoung
Notary Public
My Commission Expires: 12/16/24
(SEAL)

OFFICIAL SEAL
DENISE DEYOUNG
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/16/24

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