WARRANTY DEED

Karen Johnson Davidson County
Batch# 953706 DEEDWARR
12/21/2022 11:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20221221-0131758

File #22-PA-0810-110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-[illegible]-2023

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamie Korus	**Jamie Korus**	
(NAME)	(NAME)	
15610 North 92nd St #1010	**801 Hillview Heights Apt 110**	**105-14-0I-003.00-CO**
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85260	**Nashville, TN 37204**	
(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, **STUDIO 1, GP, A TENNESSEE PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMIE KORUS**, **UNMARRIED WOMAN** 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:

Being a certain Condominium Apartment located in Davidson County, Tennessee , being Unit No. 3 of the Studio 1 Lofts Condominiums, a Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Studio 1 Lofts Condominiums, of record in Instrument No. 20140715-0062248, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Studio 1 Lofts Condominiums, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20140715-0062248, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Studio 1 GP by Warranty deed from AHM Supplies, LLC of record in Instrument No. 20160222-0016710 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 22, 2016. (Value of consideration shown in aforementioned deed $120,000.00.)

This conveyance is subject to:
*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140715-0062248, 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

*Charter of record in Instrument Number 20140715-0062247, in the Register's Office for Davidson County, Tennessee.

*Sanitary Sewer/Storm Drainage Easement of record in Book 4166, Page 14, in the Register's Office for

Davidson County, Tennessee.

*Memorandum of Lease to Web Service Company, Inc. of record in Book 9188, Page 666, Book 10983, Page 783 and instrument No. 20030812-0114736, in the Register's Office for Davidson County, Tennessee.

*Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

*Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

*Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **801 Hillview Heights, APT 110, Nashville, TN 37204**

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 16th day of December, 2022.

Studio 1, GP, a Tennessee Partnership

By: _____
Marshall Burridge, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2022, before me personally appeared Marshall Burridge, Managing Partner of Studio 1, GP, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2022.

_____
Notary Signature
My commission expires:

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

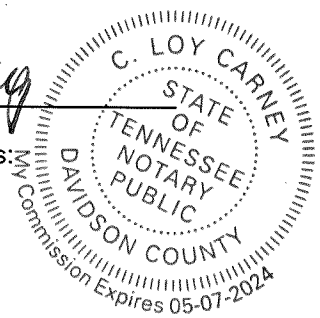
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marshall Burridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of Studio 1, GP, a Tennessee Partnership, and that he is authorized by Studio 1, GP to execute this instrument on its behalf by himself as such Managing Partner.

Witness my hand, at office, this 16th day of December, 2022.

C. Loy Carney

Notary Signature
My commission expires:



True Copy Certification

I, **Pam Autry,** 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 this the 16th day of December, 2022.

Affiant Signature
Date 12/16/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

