Karen Johnson Davidson County
Batch# 955469 DEEDWARR
12/28/2022 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $732.60
20221228-0133007

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.21.2024
(AFFIX SEAL)

JUSTIN MOONEY NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

B-SH-22-295-214

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)
Sai Dada, LLC, a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	**119-03-0B-066.00-CO**
295 Plus Park Boulevard #202		
(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 **SAI DADA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 202, Building 295, on the Amended Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220606-0064634, amended from Instrument No. 20220222-0019981, amended and restated 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.

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 of record in Instrument Number 20220222-0019981, as amendment recorded at Instrument No. 20220606-0064634, amended and restated 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 Condominium of record in Instrument Number 20180730-0074077 and Supplement and Amendment to the Master Deed of

Plus Park Commercial Condominiums recorded 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 Boulevard #202, 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 22nd DAY OF DECEMBER, 2022.

Dill Property Holdings, LLC, a Tennessee limited liability company

BY: _____
Rachel Wilson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL WILSON, 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 AUTHORIZED AGENT of DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of December, 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, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/22/2022.

Affiant Signature

12/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202212280133007