Karen Johnson Davidson County
Batch# 958442 DEEDWARR
01/05/2023 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20230105-0001119

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

CRT File No. 221243142

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108
3017 1086

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Allegheny

The actual consideration or value, whichever is greater, for this transfer is: $580,000.00.

Affiant

Subscribed and sworn to before me, this ~~23rd~~ 5th day of ~~December, 2022.~~ January 2023

Notary Public Stephanie N. Harvey
My Commission Expires: 12/09/2025

~~Commonwealth of Pennsylvania - Notary Seal~~
~~Stephanie N. Harvey, Notary Public~~
Allegheny County
My commission expires December 9, 2025
Commission number 1277998
Member, Pennsylvania Association of Notaries

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CMA Properties LLC 1496 Stephanie Court Brentwood, TN 37027	New Owner	Tax Parcel ID No. 082-12-3E-202.00-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 Main, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CMA Properties LLC, a Tennessee limited liability company** ("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 202, 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 The Main, LLC, a Tennessee limited liability company by Warranty deed from The Avenue on Main GP of record in Instrument No. 20221206-0127122 Register's Office for Davidson County, Tennessee, dated November 29, 2022 and recorded on December 06, 2022.

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.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Condominium Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Condominium establishing a Jolene on Main Residential Condominium of record in Instrument Number 20210819-0112611, and

amended in Instrument No. 20210820-0112977, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Right of Way of record in Instrument Number 20191220-0131556, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 815 Main Street #202 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 December, 2022.

The Main, LLC

BY: _____
Ying Wu, Member

STATE OF TENNESSEE)
COUNTY OF WIILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ying Wu, with whom I am personally acquainted, and who upon oath acknowledged himself to be a Member of The Main, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand, at office, this 21st day of December, 2022.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28 2026

Tennessee Certification of Electronic Document

I, Amy Cox, 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 12/23/2022 (date of document).

Affiant Signature

12/30/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries