WARRANTY DEED

Karen Johnson Davidson County
Batch# 960341 DEEDWARR
01/11/2023 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $13,967.50
20230111-0002538

DM-FC-22-3612B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 05.21.2025 (AFFIX SEAL)

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

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)
Stephen Bruce	Same	
(NAME)	(NAME)	117 05 0H 002.00
3612 B Woodmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CAL MAX PROPERTIES, LP, A CALIFORNIA LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN BRUCE, AN UNMARRIED MAN,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B, of 3612 Woodmont Blvd Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3612 Woodmont Blvd Homes, a Horizontal Property Regime with Private Elements, of record in Instrument Number. 20200831-0098401; as amended in Instrument No. 20220321-0032178, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Calmax Properties, LP, A California Limited Partnership, by Warranty Deed from Stephen Mark Sefsik, Helen Sefsik and Michael Scott Sefsik, Being the Devisees under the Last Will and Testament of Sallye Sefsik and Sylvia Karnowsky, of record in Instrument No. 20200813-0090990, in the Register's Office of Davidson County, Tennessee, dated August 12, 2020 and recorded on August 13, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Henry Sperry Subdivision, as recorded in Book 974, Page 21.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200831-0098401, being amended in Instrument No. 20220321-0032178.
- Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1049, Page 292.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 3612 B Woodmont Blvd, Nashville, Tennessee 37215.

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 11 DAY OF JANUARY, 2023.

Cal Max Properties, LP

BY: Ryan Maxwell

Ryan Maxwell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN MAXWELL, 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 CAL MAX PROPERTIES, LP the within named bargainor, limited partnership, 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 11th of January, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. RUDY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 5, 2026 DAVIDSON COUNTY

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

Certificate of Authenticity

I, Holly Kay, 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 January 11, 2023.

Date

Holly Kay

Affiant Signature

January 11th 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of January, 2023

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY