THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042841** Karen Johnson Davidson County Batch# 967953 **DEEDWARR** 02/06/2023 01:46:19 PM 2 pgs Fees: $13.00 Taxes: $2,294.00 20230206-0008542	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2023. Notary Public My Commission Expires: VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: 941 Main ST TN, LLC 825 2nd Ave N. Nashville, TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. Part of 082 12 0 271.00

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, **McCall Sink Tanner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **941 Main ST TN, LLC, A Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 106, 941 Main Condominiums, as established under Master Deed of record in Instrument 20220223-0020588, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to McCall Sink Tanner, unmarried, by Warranty Deed from Bubis 941 Main, GP, a Tennessee General Partnership, of record in Instrument No. 20220317-0031064, in the Register's Office of Davidson County, Tennessee, dated March 16, 2022 and recorded on March 17, 2022 and Affidavit of Ashley Schad, Notary Public of record in Instrument No. 20220419-0044905, in the Register's Office of Davidson County, Tennessee, dated April 1, 2022 and recorded on April 19, 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.

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.

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: To be Determined

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kathryn Bubis Property & Brandon M. Bubis & Robert Bubis Properties, as recorded in Instrument No. 20171117-0018042.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. D. Philips Silverdene Park, as recorded in Plat Book 421, Page 31.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 941 Main Condominium of record in Instrument No. 20220223-0020588; also subject to easements, rights and interests 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 regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171017-0106200.

This is improved property located at 941 Main Street Unit 106 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 has executed this instrument on this 31st day of January, 2023.

McCall Sink Tanner

STATE OF North Carolina)
COUNTY OF Alamance)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, McCall Sink Tanner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2023.

Notary Public
My Commission Expires: October 16, 2025

YOLANDA E. MOODY
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires Oct. 15, 2025