Karen Johnson Davidson County
Batch# 969615 DEEDWARR
02/13/2023 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20230213-0010129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

File #23-DM-1540-410

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)
Alec Thundercloud	**Cross Country Mortgage, LLC**	
(NAME)	(NAME)	
1540 Lebanon Pike, #410	**4610 South Ulster Street, Suite 300**	**094 12 0A 410.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Denver, CO 80237**	
(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, **CITYLIVING GROUP, 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 **ALEC THUNDERCLOUD, A MARRIED PERSON** 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 Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 410 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being the same property conveyed to CityLiving Group, LLC, a Tennessee limited liability company, by Special Warranty Deed from Ontario Partners, Inc., a Tennessee corporation, of record in Instrument No. 20221018-0113669, in the Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded on October 18, 2022.

This conveyance is subject to:
* Property taxes for the year 2023 and subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Hills Industrial Park, as recorded in Instrument No. 20141124-0108053, said Register's Office.
* Master Deed establishing The Ontario Condominium of record in Instrument No. 20211215-0165599, as amended by instrument(s) of record in Declaration for The Townhomes at Ontario recorded in Instrument No. 20211215-0165600 and Declaration for The Flats at Ontario recorded in Instrument No. 20211215-0165601, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20160309-0022452 and 20200923-0108889, said Register's Office.
* Easement for Transmission Line, recorded in Book 1291, Page 244 and Book 1298, Page 188, said Register's

Office.
* Easement for Right-of-Way Deed for Highway Purposes, recorded in Book 5245, Page 247, said Register's Office.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7468, Page 623; Book 7468, Page 626 and Book 7610, Page 630, said Register's Office.
* Easement for Public Street Right-of-Way, recorded in Instrument No. 20210412-0048014, said Register's Office.
* Easement recorded in Instrument No. 20211109-0149231, said Register's Office.
* Letter of Responsibility recorded in Instrument No. 20210608-0076795, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1540 Lebanon Pike, #410, Nashville, TN 37210**.

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 9th day of February, 2023.

CityLiving Group, LLC, a Tennessee Limited Liability Company

By: _____
Mark Deutschmann, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

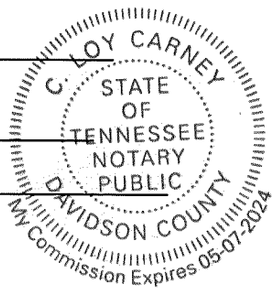
Before me personally appeared Mark Deutschmann, President of CityLiving Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of CityLiving Group, LLC, the within named bargainor, a Limited Liability Company, and that such Mark Deutschmann, President of CityLiving Group, LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal this 9 day of February, 2023.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



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

True Copy Certification

I, **Kaz Arbogast,** 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 9th day of February, 2023.

Affiant Signature
Date 02/09/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

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