Karen Johnson Davidson County
Batch# 974239 DEEDWARR
02/24/2023 04:05:30 PM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20230224-0013396

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
KukuBird LLC	Same as Owner	104 05 0I 001.00
(NAME) 67-03 ALDERTON ST	(NAME)	
(ADDRESS) REGO PARK, NY 11374	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Boyle Enterprises TN 01, LLC a Tennessee limited liability company and Boyle Enterprises TN 02, LLC, Tennessee limited liability company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **KukuBird LLC, a New York Limited Liability Company** (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit No. 509, together with the appurtenant interest in the common elements of Acklen Park Drive Brownstones, A Condominium established by Declaration in Instrument No. 20130513-0047893, as amended in Instrument No. 20130724-0076413, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 2 on the Plan of Greenway Acklen Subdivision, of record in Book 9700, Page 209, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley S. Karro and Harriet G. Karro, husband and wife, by Warranty Deed from Carol W. Bumbalough, married, of record in Instrument No. 20171024-0109144, in the Register's Office of Davidson County, Tennessee, dated October 20, 2017 and recorded on October 24, 2017.

Being the same property conveyed to Boyle Enterprises TN 01, LLC a Tennessee limited liability company and Boyle Enterprises TN 02, LLC, Tennessee limited liability company, by Warranty Deed from Bradley S. Karro and Harriet G. Karro, husband and wife, of record in Instrument No. 20220523-0059447, in the Register's Office of Davidson County, Tennessee, dated May 13, 2022 and recorded on May 23, 2022.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 509 Acklen Park Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee, that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee, that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

(signatures on the following page)

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 24th day of February, 2023.

GRANTOR:

Boyle Enterprises TN 01 LLC,
a Tennessee limited liability company

By: _____
William Boyle, Sole Member

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William Boyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the sole member of Boyle Enterprises TN 01 LLC, a Tennessee limited liability company, with within named Grantor, and being duly authorized, executed the foregoing instrument on behalf of said company.

WITNESS my hand, at office, this 24th day of February, 2023.

PHILIP BRICE
Notary Public - State of Florida
Commission # HH 043727
My Comm. Expires Nov 28, 2024
Bonded through National Notary Assn.

_____
Notary Public

My Commission Expires: 11/28/2024

(signatures continue on the following page)

GRANTOR:

Boyle Enterprises TN 02 LLC,
a Tennessee Limited Liability Company

By: _____
William Boyle, Sole Member

STATE OF FLORIDA)
COUNTY OF PALM BEACH

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William Boyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the sole member of Boyle Enterprises TN 02 LLC, a Tennessee limited liability company, with within named Grantor, and being duly authorized, executed the foregoing instrument on behalf of said company.

WITNESS my hand, at office, this 24th day of February, 2023.

PHILIP BRICE
Notary Public - State of Florida
Commission # HH 043727
My Comm. Expires Nov 28, 2024
Bonded through National Notary Assn.

_____
Notary Public

My Commission Expires: 11/28/2024

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 February 24, 2023.

Signature
Date: February 24, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 24th day of February, 2023 personally appeared before me, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025