THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13811-BW

Karen Johnson Davidson County
Batch# 976583 DEEDWARR
03/03/2023 10:06:38 AM 2 pgs
Fees: $13.00 Taxes: $3,385.50

20230303-0015283

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 915,000.00.

Joseph R. Malkiewicz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Malkiewicz and Theodore A. Malkiewicz, Jr. and Debra J. Malkiewicz		
117 30th Avenue N Unit PH3	New Owner	104-02-0W-803.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Herb B. LLC, a Delaware limited liablity company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph R. Malkiewicz, unmarried and Theodore A. Malkiewicz, Jr. and Debra J. Malkiewicz, husband and wife, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Penthouse 3 on the Plan of West End Lofts II Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "D" in the Master Deed at Instrument No. 20030701-0091161, and amended by First Amendment of record in Instrument No. 20050106-0002529 and Second Amendment of record in Instrument No. 20151201-0121050, in the 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 Herb B. LLC by Warranty Deed from West End Lofts II, LLC, a Tennessee limited liability company, of record in Instrument No. 20050330-0034543, Register's Office for Davidson County, Tennessee, dated March 24, 2005 and recorded on March 30, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **117 30th Avenue N Unit PH3, Nashville, TN 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 28 day of February, 2023.

Herb B. LLC, a Delaware limited liability company

BY: Debra J. Malkiewicz

Debra J. Malkiewicz, Member and Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debra J. Malkiewicz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member and Authorized Agent of Herb B, LLC, the within named bargainor, and that she as such Member and Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Herb B, LLC, by herself as Member and Authorized Agent.

Witness my hand and seal, at office in Brentwood, Tennessee, this 28 day of February, 2023.

My Commission expires: 9/2/24

Notary Public

