# WARRANTY DEED

Karen Johnson Davidson County
Batch# 979006 DEEDWARR
03/09/2023 12:57:47 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20230309-0017083

G-C-23-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/9/24
(AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-09-2024

**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) |
|---|---|---|
| **16 Clairborne, LLC** | **16 Clairborne, LLC** | |
| (NAME) **505 Church St Apt 1008** | (NAME) **505 Church St Apt 1008** | **105-04-0X-001.00 AND 105-04-0X-002.00** |
| (ADDRESS) **Nashville, TN 37219** | (ADDRESS) **Nashville, TN 37219** | |
| (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, **X5 CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 **JESYKA SAMBORSKI, A SINGLE WOMAN AND STEVE KIRBY AND STEVE KIRBY, A MARRIED MAN AS TENANTS IN COMMON,** 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:

**Tract I:**
Land in Davidson County, Tennessee, being Unit No. A on the Plan of Townhomes at 16 Claiborne Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210415-0050455, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

**Tract II:**
Land in Davidson County, Tennessee, being Unit No. B, on the Plan of Townhomes at 16 Claiborne Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210415-0050455, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

**Tract I:**
Being the same property conveyed to Music City Financial, LLC, a Tennessee Limited Liability Company by Warranty deed from The Estate of Margare E. Buchanan, Deceased of record in Instrument No. 20201201-0139348 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on December 01, 2020.

**Tract II:**
Being a part of the same property conveyed to X5 Construction, LLC, a Tennessee Limited Liability Company by Warranty deed from Music City Financial, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201201-0129349 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on December 01, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 84-85, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210415-0050455, Register's Office for Davidson County, Tennessee.
- Bylaws for Townhomes at 16 Claiborne Street shown as "Exhibit C' of Instrument No. 20210415-0050455, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **16 Claiborne St & 7 Perkins St., Nashville, Tennessee 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 7 DAY OF MARCH, 2023.

X5 Construction, LLC, a Tennessee limited liability company

BY: _____
Russ Bagirov
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSS BAGIROV, 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 SOLE MEMBER of X5 CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of March, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

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