Karen Johnson Davidson County
Batch# 980822 DEEDWARR
03/15/2023 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,286.60
20230315-0018655

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $618,000.00.

Affiant

Subscribed and sworn before me this the 10th day of March, 2023.

Notary Public
My commission expires

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Rossman 4810 Gallatin Pike #306 Nashville, TN 37216	NEW OWNER	061-03-0E 306.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AVERY 306, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSHUA ROSSMAN AND TAMARA ROSSMAN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit 306, of The Avery Nashville, a Condominium, established by the Declaration of record in Instrument No. 20220413-0042766 and plan of record in Lot 28 Plat Book 1424, Page 85, amended in Book 9595, Page 352, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Avery 306, LLC, a Tennessee Limited Liability Company, by deed dated 06/02/2022, from Adam D. Taylor, of record in Instrument No. 20220615-0068171, Register's Office for said County.

Also being the same property conveyed to Adam D. Taylor, a married man, by deed dated 05/11/2022, from The Eagle Nashville LLC, an Illinois Limited Liability Company, of record in Instrument No. 20220519-0058001, Register's Office for said County.

Also being a portion of the same property conveyed to The Eagle Nashville LLC, a Illinois limited liability company, by deeds dated 06/14/2019, from 1100 Inglewood Partners, LLC, a Tennessee limited liability company, of record in Instrument 20190614-0057501, and Instrument 20190614-0057502, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4810 Gallatin Pike #306, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of March, 2023.

Avery 306, LLC

BY: _____ member
Adam Taylor, Member

BY: _____ member
Christa Taylor, Member

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Adam Taylor and Christa Taylor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themself to be the members of the within named bargainor, a LLC, and that They, as such Members, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Adam Taylor and Christa Taylor as such Members.

Witness my hand and official seal this 10th day of March, 2023.

My commission expires: 01-31-2024

_____
Notary Public

Robin S Weiss
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP 1711
MY COMMISSION EXPIRES January 31, 2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 10, 2023.

Affiant Signature

3/10/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10 day of March, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY