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| **20231072DEW0011**<br><br>**Karen Johnson Davidson County**<br>**Batch# 982917 DEEDWARRSP**<br>**03/21/2023 01:28:30 PM 4 pgs**<br>**Fees: $23.00 Taxes: $4,393.75**<br>**20230321-0020447** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,187,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 17th day of March, 2023.<br><br>Notary Public<br><br>My commission expires: 1/14/26 |

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# SPECIAL WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Robert Doyle Crouch, Jr.** | NEW OWNER | **2021:** |
| **608 Madison Street #1** | | **2022: 082-13-0I-011.00-CO** |
| **Nashville, TN 37208** | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Mainland Germantown, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Robert Doyle Crouch, Jr., an unmarried man**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 11 on the plan of 7th and Madison, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 7th and Madison, a Horizontal Property Regime with Private Elements, created pursuant to the Tennessee Horizontal Property Act, T.C.A.\'a766-27-101 et seq., of record in Instrument No. 20180302-0020097, as amended and restated at Instrument No. 20181120-0114406, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Site Plan set forth in Exhibit "B seconds of said Declaration for the location of the Units described therein.

Being a portion of the same property conveyed to Mainland Germantown, LLC, a Tennessee limited liability company by Special Warranty Deed from Centerstone of Tennessee, Inc., a Tennessee non-profit corporation formerly known as Centerstone Community Mental Health Centers, Inc. and successor-in-interest by merger to Dede Wallace Center of record in Instrument Number 20151020-0106754, Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015.

Being a portion of the same property conveyed to Mainland Germantown, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Centerstone of Tennessee, Inc., a Tennessee non-profit corporation formerly known as Centerstone Community Mental Health Centers, Inc. and successor-in-interest by merger to Dede Wallace Center of record in Instrument No. 20151020-0106755 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015.

Being a portion of the same property conveyed to Mainland Germantown, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Mainland Germantown, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170914-0093946 Register's Office for Davidson County, Tennessee, dated September 12, 2017 and recorded on September 14, 2017.

This conveyance is subject to: (1) The following matters of record in the Register's Office for Davidson County, Tennessee: Plan of record in Plat Book 10, Page 606; Tennessee Conservation Easement of record in Book 6210, Page 39; Restrictions of record in Book 9183, Page 130, amended in Book 11625, Page 280; Declaration of Covenants, Conditions and Restrictions for 7th and Madison, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406; Agreement for maintenance of storm water facilities of record in Instrument No. 20170726-0075599; Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170914-0093947, 20190107-0001584, and 20200116-0005944; (2) real property taxes for the year of closing (prorated) and subsequent years; (3) all matters that would be disclosed by an accurate survey and inspection of the Property; (4) matters or conditions created by Grantee or its agents; (5) zoning and setback requirements; and (6) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.

This is improved (X) unimproved (_) property known as: 608 Madison Street #1, Nashville, TN 37208.

[signature and notary acknowledgement appears on the following page]

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 claiming the same by, through, or under the GRANTOR but no further or otherwise. 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 HANDS EFFECTIVE AS OF 17th day of March, 2023:

Mainland Germantown, LLC,
a Tennessee limited liability company

By: Mainland Asset Management, LLC,
a Tennessee limited liability company,
its Manager

By: _____
James Lennon, Authorized Person

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**STATE OF TENNESSEE** )
)
**COUNTY OF ~~DAVIDSON~~ Williamson** )

**LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, James Lennon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Authorized Person of Mainland Asset Management, LLC, a Tennessee limited liability company, the Manager of Mainland Germantown, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name as such Authorized Person of Mainland Asset Management, LLC, a Tennessee limited liability company, as Manager of Mainland Germantown, LLC, a Tennessee limited liability company, the said Grantor.

Witness my hand, at office, this the 17th day of March, 2023.

My Commission Expires: 1/14/26

_____
Notary Public

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Robin B. White, 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 3.17.23.

Date

RBWhite

Affiant Signature

3.17.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of March, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

