WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $502,000.00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
2nd Avenue Fun, LLC, a Tennessee Limited Liability Company	New Owner	093110C015.00
(NAME) 28101 Cookstown Ct. Unit 4403	(NAME)	
(ADDRESS) Bonita Springs, FL 34135	(ADDRESS)	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Mitchell Steven Hollander, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **2nd Avenue Fun, LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTEES, their 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 Lot No. 15, on the Plan of Rutledge House Condominiums, of record in Plat Book 6200, Page 318, and amended in Plat Book 11700, Page 26, as established in the Master Deed Establishing Rutledge House Condominiums of record in Book 11687, page 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **Mitchell Steven Hollander, unmarried** by Warranty Deed from Darlene Cardinal, and husband, Kim Cardinal, dated 08/11/2016, of record in Instrument 20160815-0084673, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 616 2nd Ave. S, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 984425 **DEEDWARR**
03/24/2023 11:07:46 AM 2 pgs
Fees: $13.00 Taxes: $1,857.40

20230324-0021493

File No.: 1956288
Warranty Deed TN

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, their assigns forever; and we do covenant with the said GRANTEE 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, their 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.

Effective the 23rd day of March, 2023.

Mitchell Steven Hollander
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mitchell Steven Hollander**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of March, 2023.

Liz Davis
Notary Public:
My Commission Expires: 3-8-25



RETURN TO:
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Mount Juliet, TN 37122