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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 23034387** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $540,000 00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of March, 2023<br><br>Notary Public<br>My Commission Expires |

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch# 987227 DEEDWARR
03/31/2023 11 44:53 AM 2 pgs
Fees $13 00 Taxes $1,998 00

20230331-0023446

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Nathan S. Rotenberg and Ashley L. Rotenberg<br>65 Lindsley Avenue #201<br>Nashville TN 37210 | Send Tax Bills To·<br>New Owner | Tax Information<br>Tax Parcel ID No<br>093 11 0H 059.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jim Jacobs, Trustee of the HL Family Land Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan S. Rotenberg and Ashley L. Rotenberg, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 201 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592 and Instrument Number 20211001-0132086, as amended in Instrument Number 20211208-0162784, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Jim Jacobs, Trustee of the HL Family Land Trust, by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20220214-0016585, in the Register's Office of Davidson County, Tennessee, dated February 10, 2022, and recorded on February 14, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lindsley Property, as recorded in Plat Book 21, Page(s) 25 Plat Book 5210, Page 360

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20200123-0008592 and Instrument No. 20211001-0132086, amended at Instrument No. 20211208-0162784.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20200414-0038843.

Easement recorded in Instrument No 20210802-0103594

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20200127-0009426

Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983.

Facade Guidelines recorded in Book 7631, Page 606.

Ordinance No. 097-755 recorded in Book 10512, Page 464; Ordinance No. 097-754 recorded in Book 10512, Page 477; Ordinance No. BL2013-377 recorded in Instrument No. 20130903-0092714 and Ordinance No BL2005-875 recorded in Instrument No. 20130903-0092716.

Easements retained in Metro Council Ordinance No. BL2019-1621.

Easements retained in Counsel Bill No 8C-380

This is improved property located at 65 Lindsley Avenue #201 Nashville TN 37210

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of March, 2023.

HL Family Land Trust

_____ _____

BY: Jim Jacobs, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jim Jacobs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for HL Family Land Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 30th day of March, 2023

_____
Notary Public
My Commission Expires. _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027