Karen Johnson Davidson County
Batch# 994780 DEEDWARR
04/21/2023 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $14,060.00
20230421-0029509

FOR OFFICIAL USE

DAVID P. WEBBER TENNESSEE NOTARY PUBLIC My Comm Exp. October 20, 2026 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **3,800,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/17/2023**

Notary Public

MY COMMISSION EXPIRES: 10/20/26
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #22-4408

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rogers and William Stefek	New Owner	**131-11-0K-001.00**
(NAME) **1300 Harding Place**	(NAME)	
(ADDRESS) **Nashville, TN, 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **508 Investors, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Rogers, unmarried, and William Stefek, unmarried,** 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 A on the Plan of Infill Nashville Revival 1300 Harding Place Cottages, 3 Horizontal Property Regime with Private Elements, as shown on Exhibit "B" in the Declaration Of Covenants, Conditions and Restrictions for infill Nashville Revival 1300 Harding Place Cottages, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in instrument Number 20131115-0118435, and amended in Instrument No. 20150615-0056785. Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being the same property conveyed to 508 Investors, LLC, a Tennessee Limited Liability Company by Deed dated March 27, 2020 from Paul W. Bryant and Robin G. Bryant, husband and wife, recorded March 27, 2020, in Instrument Number 20200327-0033486, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1300 Harding Place, Nashville, TN 37215**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WIEREOF, this instrument has been executed on this the **17th** day of **April, 2023**.

508 Investors, LLC

Theodore J. Bertuca, President/Member

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Theodore J. Bertuca, whom I am personally acquainted and who upon his oath acknowledged himself to be the President/Member and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of 508 Investors, LLC.

WITNESS my hand and official seal this 17th day of April, 2023.

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 4/17/23 (date of document).

Jennifer L. Pennell

4/21/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of April, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

