WARRANTY DEED

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $631,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.21.26

(AFFIX SEAL)

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
Sa Master Inc.	New Owner	082-14-0A-051-00
(NAME) 1002 1st Ave N	(NAME)	
(ADDRESS) Nashville, TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 999768 DEEDWARR
05/05/2023 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,334.70
20230505-0033434

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, **D Price Investments Inc, a Tennessee Corporation,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sa Master, LLC,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1002 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, el seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No 20060518-0058640. Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit E to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit. Being the same property conveyed to Jay D. Stubblefield and Laura Stubblefield by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company D/B/A First American Asset Closing Services, dated 07/30/2009, of record in Instrument 20090831-0081286, Register's Office for Davidson County, Tennessee.

The said Jay D. Stubblefield died on 01/26/2020, leaving the said Laura Beatrice Stubblefield the sole surviving tenant by the entirety.

The said Laura Beatrice Stubblefield died intestate on 02/17/2021, leaving the said Susan Smith and Brian Moloney as his/her sole heirs at law as evidenced in the Affidavit of Heirship Recorded in Instrument No. 20210607-0076320 and Instrument No. 20210607-0076321, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to D Price Investments Inc., a Tennessee Corporation by Warranty Deed from Susan Smith and Brian Moloney, Heirs of the Estate of Laura Beatrice Stubblefield, dated 05/28/2021, of record in Instrument 20210607-0076323, 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 ☒ 1002 1st Ave N, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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), his/her/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 4th day of May, 2023.

D Price Investments Inc

By: _____
Daryl Price, President

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daryl T. Price with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the President of D Price Investments Inc the within named bargainer, a corporation, and that, he as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Daryl T. Price as such President.

Witness my hand and Official seal this 4th day of May, 2023.

_____
Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-4-23.

Affiant Signature

5-4-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY