Karen Johnson Davidson County
Batch# 1003805 DEEDWARR
05/16/2023 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $5,355.75
20230516-0036626

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,447,500.00

Affiant

MEGAN R. GEER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 5-23-2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/23/2026 (AFFIX SEAL)

MJ-P-23-160-2404

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Linda Kline	**NEW OWNER**	
(NAME)	(NAME)	**093-06-4E-078-00**
160 2nd Avenue South #2404		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201-2135		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEIL PATEL AND RAJ PATEL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDA KLINE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 2404 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.345% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson, County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to Neil Patel and Raj Patel by Special Warranty deed from 151 Nashville Project LP, a Delaware limited partnership of record in Instrument No. 20220920-0104633 Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded on September 20, 2022.

The herein described proeprty is not now nor has ever been the principal place of residence of the grantor or the grantors' spouse(s) herein.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20190403-0030305, and Map Book R, Pages 420, and 421, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20211229-0171494, amended and restated in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration in Instrument No. 20220525-0060949, Register's Office for Davidson County, Tennessee.
- Declaration Establishing 151 First Avenue Master Condominium of record in Instrument No. 20211229-0171493, amended and restated in Instrument No. 20220425-0047380 and First Amendment to Amended and Restated Declaration in Instrument No. 20220525-0060948. in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants, Bonus Height Program [151 First Avenue South] of record as Instrument No. 20190617-0058068, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20190312-0022309, in the Register's Office for Davidson County, Tennessee.

• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190320-0025463, in the Register's Office for Davidson County, Tennessee.
• Easement retained by Metropolitan Government of Nashville and Davidson County, its agents, servants, contractors and utility companies, and rights to approve construction granted to the Director of Public Works and/or the Director of Water and Sewage Services, together with Nashville Electric Service, Nashville Gas Company and South Central Bell Telephone Company, as provided in Metro Council Bill No. 085-726 as described in that deed of record in Instrument No. 20190305-0019844 Register's Office for Davidson County, Tennessee.
• Rights, obligations, and other matters disclosed by the Memorandum of Recognition Agreement of record as Instrument No. 20190305-0019849, Register's Office for Davidson County, Tennessee.
• Charter of 160 Second Avenue Private Residences Condominium Association, Inc. of record in Instrument Number 20211220-0167932, in the Register's Office for Davidson County, Tennessee.
• Right of Way of record in Book 341, Page 403, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **160 2nd Avenue South #2404, Nashville, Tennessee 37201-2135**.

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 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.

Witness my/our hand(s) this the 12 DAY OF MAY, 2023.

Neil Patel by Raj Patel, Attorney In Fact
Neil Patel by Raj Patel, Attorney-in-Fact

Raj Patel

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAJ PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NEIL PATEL, and who acknowledged he/she/they executed the same as the free act and deed of the said NEIL PATEL.

Witness my hand and official seal, this the 12th of May, 2023.

Notary Public
My Commission Expires: 7/26/2023
(SEAL)

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAJ PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2023.

Notary Public
My Commission Expires: 7/26/2023
(SEAL)

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 12, 2023.

Affiant Signature

5/12/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12 day of May, 2023.

Notary Public

Notary's Seal:

