Karen Johnson Davidson County
Batch# 1005298 DEEDWARR
05/19/2023 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $7,381.50
20230519-0037707

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230444391

RYAN J. WELCH
Notary Public, State of Texas
Comm. Expires 01-28-2027
Notary ID 131869646

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,995,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of May, 2023.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
AEA Enterprises, LLC.	New Owner	Tax Parcel ID No. 093 06 1J 308.00

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, **David W. Coulam and Lucy A. Visceglia, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AEA Enterprises, LLC, a Tennessee limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit PH6, Viridian, A Condominium, as Established under Master Deed of record in Instrument No. 20061004-0122833, Addendum in Instrument No. 20061004-0122834 and Attorney's Certificate recorded in Instrument No. 20061004-0122836, as Amended in Instrument No's. 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536, 20140128-0007721 and Affidavit of Scrivener's Error recorded in Instrument No. 20140530-0046816 and further Amended in Instrument No's. 20171002-0100849, 20180510-0045059, 20191211-0127973, 20210224-0022602, 20210316-0034923, 20210504-0059486, 20210527-0071781, 20220322-0032699, 20220413-0042759, 20220601-0063430 and 20220609-0065739; Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, in the Register's Office Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to David W. Coulam and Lucy A. Visceglia, by Warranty Deed from Tennessee Capital Company, LLC, of record in Instrument No. 20091002-0091758, in the Register's Office of Davidson County, Tennessee, dated September 29, 2009 and recorded on October 02, 2009.

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.

rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project recorded in Book 7423, Page 374; Book 9208, Page 613 and Instrument No. 20050124-0008719.

Easement recorded in Instrument No. 20041103-0132451 and Instrument No. 20060928-0120211.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20040916-0111454.

Agreement and Release as set forth in instrument recorded in Instrument No. 20060928-0120212. Ordinance No. 097-755 recorded in Book 10512, Page 464.

Ordinance No. BL2002-1033 recorded in Instrument No. 20020626-0076795.

This is improved property located at 415 Church Street #3014 Nashville TN 37219

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 19th day of May, 2023.

David W. Coulam

Lucy A. Visceglia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David W. Coulam and Lucy A. Visceglia, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2023.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certification

I, Gretchen E. Crews, do hereby make oath that I am the 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 19, 2023.

Dated: May 19, 2023

Gretchen E. Crews

State of Tennessee)

County of Wilson)

Personally, appeared before me, Melinda C. Bourdon, a notary public for this state, Edward Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated May 19, 2023

Melinda C. Bourdon

My Commission Expires: October 21, 2024

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY