Karen Johnson Davidson County
Batch# 1005885 DEEDWARR
05/22/2023 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,437.08
20230522-0038334

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Y-VRES-23-817-314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Monieca Shiwratan	CMG FINANCIAL	
(NAME)	(NAME)	082-13-0E-314.00-CO
817 3rd Ave N #314	3160 CROW CANYON RD STE 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	SAN RAMON, CA 94583	
(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, **STEVEN KEITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONIECA SHIWRATAN, UNMARRIED,** 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:

Land in Davidson County, Tennessee, Being Unit No. 314, together with storage space No. 3F, and all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 20080111-0003637, and amended by Instrument No. 20080609-0059308, amended by Instrument No. 20230502-0032462, amended by Instrument No. 20230502-0032527, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Unit No. 314 is assigned parking space 31 as shown on the plan of the parking space assignment as of record in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven Keith, unmarried by Warranty deed from Third & Harrison, LLC of record in Instrument No. 20080714-0071653 Register's Office for Davidson County, Tennessee, dated July 10, 2008 and recorded on July 14, 2008.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Minute Book D, Page 734, and Book 51, Page 8, Register's Office for 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 20080104-0001256, amended by Surveyor's Certificate of Correction in Instrument No. 20080111-0003637, and further amended in Instrument No. 20080609-0059308, amended by Instrument No. 20230502-0032462, amended by Instrument No. 20230502-0032527, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20050825-0101610, in the Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061122-0144802, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050825-0101609 and Instrument No. 20061122-0144834, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20170717-0071706, in the Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement and Storm Sewer Easement Agreement of record in Instrument Number 20220216-0018097, in the Register's Office for Davidson County, Tennessee.
- District Lofts Short Term Rental (STR) Rules and Regulations of record in Instrument Number 20161107-0117498, in the Register's Office for Davidson County, Tennessee.
- Easements /restrictions contained in Ordinance No. 088-349 of the Ordinances of the Metropolitan Government of Nashville and Davidson County, Tennessee.

- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **817 3rd Ave N #314, Nashville, Tennessee 37201.**

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 18 DAY OF MAY, 2023.

Steven Keith

STATE OF VIRGINIA
COUNTY OF ALBEMARLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN KEITH, 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 18 of May, 2023.

Notary Public
My Commission Expires: 11/30/2026
(SEAL)

MICHAEL TODD MORGAN
NOTARY PUBLIC
REG # 8011152
MY COMMISSION EXPIRES
11/30/2026
COMMONWEALTH OF VIRGINIA

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 22, 2023 (date of document).

Affiant Signature

May 22, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023