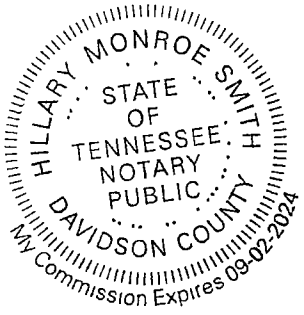
Karen Johnson Davidson County
Batch# 1009888 DEEDWARR
06/01/2023 10 59 26 AM 2 pgs
Fees $13 00 Taxes $1,894 40
20230601-0041316

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-6017-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Ashley Joshi	NEW OWNER	092-07-0I-202 00-CO
(NAME)	(NAME)	
610 21st Avenue North, Unit 202		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twelve Thousand And No/100 Dollars ($512,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **1865 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY** COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ASHLEY JOSHI, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEES, 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 202, The 1865, a Condominium, and described in a Declaration Establishing The 1865, a Condominium, of record in Instrument No. 20190314-0023483, and amended in Instrument Numbers 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to 1865 Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Pillar Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220407-0040469 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 07, 2022.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 610 21st Avenue North, Unit 202, Nashville, TN 37203
(House No) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 Grantor's hand this 26th day of May, 2023

1865 Properties, LLC
By: Five Thirteen Investments, LLC, a Tennessee Limited Liability Company,
Its Sole Member

BY: _____
Bryan Kenney, Its Sole Member

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Bryan Kenney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Five Thirteen Investments, LLC, a Tennessee Limited Liability Company, Sole Member of 1865 Properties, LLC, a Tennessee Limited Liaibty Company, the within named bargainor, and that he executed the within instrument for the purposes stated therein by signing the name of Five Thirteen Investments, LLC, Sole Member of 1865 Properties, LLC, a Tennessee Limited Liability Company, as its Sole Member.

Witness my hand and official seal this the 26th day of May, 2023.

My Commission expires. Jan 8, 2024

_____
Notary Public