THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544725** Karen Johnson Davidson County Batch# 1021865 **DEEDWARR** 07/03/2023 09:41:21 AM 2 pgs Fees: $13.00 Taxes: $2,719.50 20230703-0050563	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ DYER) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Ashley Kostelnik Affiant Subscribed and sworn to before me, this 30th day of June, 2023. LONDON VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DYER COUNTY MY COMMISSION EXPIRES AUGUST 15, 2026 Notary Public My Commission Expires: 8-15-26

WARRANTY DEED

Address New Owner: Cortia Holdings, LLC. 700 12th Avenue South #809 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 13 0D 070.00

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, **Fernando Alberto Castroman and Sally Luckett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cortia Holdings, 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 No. R 809, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fernando Alberto Castroman and Sally Luckett, husband and wife, by Warranty Deed from T. Powell Hedley, of record in Instrument No. 20151208-0123291, in the Register's Office of Davidson County, Tennessee, dated November 30, 2015, and recorded on December 08, 2015.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision Plat of Lot 1 Section Sixty-Five, Edgehill Estates, as recorded in Instrument No. 20051116-0138405.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Terrazzo, a Condominium of record in Instrument No. 20081223-0122167, as amended by instrument(s) of record in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944; also subject to easements, 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 recorded in Book 6236, Page 263.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060615-0071498.

Easement recorded in Instrument No. 20120521-0043895.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060615-0071504.

All of the terms and provisions set forth and contained in that certain Lease between CJUF II Terrazzo LLC, as successor-in-interest to 12th & Division Properties, LLC, a Delaware limited liability company, Lessor, and Branch Banking and Trust Company, a North Carolina state banking corporation, Lessee, recorded in Instrument No. 20081009-0102619 modified in Instrument No. 20081230-0123644.

All of the terms and provisions set forth and contained in that certain Lease between CJUF II Terrazzo LLC, a Delaware limited liability company, Lessor, and Branch Banking and Trust Company, a North Carolina state banking corporation, Lessee, recorded in Instrument No. 20081205-0117745.

Unrecorded lease between Grantor and The Lamar Companies, dated October 11, 1999, which runs from October 31, 1999 to September 30, 2009, containing a five (5) year extension, a copy of which lease has been delivered to Grantee.

Unrecorded lease, as amended, between Grantor and CRS Company, Inc. dated November 1, 2001, which expired on November 1, 2003, and thus is a month to month lease subject, however, to Section 6.5 of the sales agreement between Grantor and Grantee, a copy of which lease has been delivered to Grantee.

Rights of tenants in possession under unrecorded lease(s).

This is improved property located at 700 12th Avenue South #809 Nashville TN 37203

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 30th day of June, 2023.

Fernando Alberto Castroman

Sally Luckett

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Fernando Alberto Castroman and Sally Luckett, 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 30th day of June, 2023.

Notary Public
My Commission Expires: 09-18-2025

MYESHIA TAVETTE ALLEN
Notary Public, State of Texas
Comm. Expires 09-18-2025
Notary ID 131283412